



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

**Minutes**

**Monday, August 17, 2020**

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:30 AM on Monday, August 17, 2020 with the following in attendance:

Present:     A. Georgieff, Acting Chair  
              Donovan Smith  
              Eric Hudson

Attending Virtually:

Gerri Lynn O'Connor, Chair  
Allan Arnott  
Kitty Bavington  
Anna Camposeo  
Carolyn Molinari

Absent:       None

Land Division Committee - Minutes/Decision  
Monday, August 17, 2020

---

Staff

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

**1. Adoption of Minutes**

Moved by: A. Arnott

Seconded by: G. O' Connor

That the minutes of the Monday, July 20, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, August 17, 2020

**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**

The Secretary-Treasurer L. Trombino advised the Committee that the next Land Division Committee hearing will be held on Thursday, September 17, 2020 due a scheduling conflict.

**4. Recess**

Moved by: A. Arnott

Seconded by: G. O'Connor

That this meeting be recessed at 11:40 a.m. and reconvene at 12:45 p.m.

Carried unanimously  
Monday, August 17, 2020

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 175/2017 – *Considered by the Land Division Committee*  
Appendix 1
2. File: LD 104/2018 – *Withdrawn by Applicant*  
Appendix 2
3. File: LD 105/2018 - *Withdrawn by Applicant*  
Appendix 3
4. File: LD 106/2018 - *Withdrawn by Applicant*  
Appendix 4
5. File: LD 072/2019 – *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 5
6. File: LD 073/2019 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 6
7. File: LD 074/2019 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 7
8. File: LD 075/2019 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 8
9. File: LD 023/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 9
10. File: LD 037/2020 - *Considered by the Land Division Committee*  
Appendix 10
11. File: LD 039/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 11
12. File: LD 040/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 12
13. File: LD 063/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 13

14. File: LD 064/2020 - *Considered by the Land Division Committee*  
Appendix 14

15. File: LD 065/2020- *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 15

16. File: LD 066/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 16

17. File: LD 067/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*  
Appendix 17

## **6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on Thursday, September 17, 2020, virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

## **7. Adjournment**

Moved by: D. Smith

Seconded by: K. Bavington

That this meeting be adjourned at 2:00 p.m. and the next regular meeting be held on Thursday, September 17, 2020.

Carried unanimously  
Monday, August 17, 2020

## **8. Appendices**

## Appendix 1



### 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, August 17, 2020

**File:** LD 175/2017  
**Owner:** Simanovskis, Andrew  
Simanovskis, Mary  
**Location:** Lot 27, Concession 1  
City of Pickering  
(Pickering)  
**Municipality:** City of Pickering

Consent to sever a vacant 1,746.9 m<sup>2</sup> residential parcel of land, retaining a 2,847.7 m<sup>2</sup> residential parcel of land with an existing dwelling.

This matter was tabled from the August 13, 2018 hearing.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

Present was:

Owner: Simanovskis, Andrew

Mr. A. Simanovskis explained the nature of the application and referred the Committee to his submissions provided to the Committee on August 7, 13 and 14, 2020. He indicated the City of Pickering has recommended refusal of the application and believes the City is unreasonable and has no justification for their recommendation. Mr. A. Simanovskis indicated that the City's opinion should have no bearing on the Committee's decision.

Mr. A. Simanovskis advised the Committee that the City's official plan is outdated given there is no capacity for additional lots in the area at this time as it would upset the existing character of the neighborhood and therefore the turning circle required by the City of Pickering is not necessary.

Committee Member C. Molinari asked the owner to clarify his statement regarding the change to the official plan. She indicated municipal planners are experts and the Official Plan is the official guiding document. Committee Member C. Molinari asked the owner if he was involved in the Official Plan review back in 2017.

Mr. A. Simanovskis advised the Committee that the Official Plan does not apply to this application and that he is not prepared to amend the plan. He further advised the Official Plan is not workable and that problem with the official plan policy is the City's issue and not his responsibility to fix or alter.

Committee Member C. Molinari asked the owner if he has considered hiring a planning consultant to help him navigate this process.

Mr. A. Simanovskis advised the Committee he had previously hired two planning consultants, however, they did not help his cause. He indicated he is seeking the creation of a new lot to build a home for his son. He further advised that he had also previously hired a lawyer to help with this process which was also to no avail.

Committee Member C. Molinari asked the agent if he had met with the City planner.

Mr. A. Simanovskis confirmed he had met with planners at the City as well as City Councilors and they were of no assistance to him.

Committee Member C. Molinari asked the owner if he had submitted a concept plan to the City.

Mr. A. Simanovskis advised the Committee the City was previously provided his concept plan and nothing had changed regarding their opinion.

Committee Member C. Molinari asked the agent if he had any contact with the landowner to the north-west portion of his property. Mr. A. Simanovskis answered in the affirmative.

Committee Member K. Bavington asked the owner if the City would extend Helm Street to the south to Strouds Lane and also asked when the house was built and

whether the City has discussed any restrictions on that property south of the proposed severed lands.

Mr. A. Simanovskis advised the Committee the property was built 10 years ago.

He further advised he doesn't see anything in the Official Plan that directs a turning circle on his property, and therefore felt the City had no reason to request the turning circle.

Committee Member A. Arnott asked the owner how long he has lived at the property and whether his time at the home predated the turning circle extensions.

Mr. A. Simanovskis advised the committee he has lived at the property since 1971 and confirmed the turning circle was not a consideration when he bought the property.

Committee Member A. Arnott asked the owner to confirm when the turning circle was constructed.

Mr. A. Simanovskis advised the Committee it was constructed approximately 20 years ago.

Committee Member A. Arnott asked the owner if he was aware of why the turning circle was not previously extended.

Mr. A. Simanovskis advised the Committee that he and the property owners at the time were not in agreement with the proposed alignment.

Committee Member A. Arnott noted this was tabled from 2017 and asked the owner if he had made any progress with the City during these tabling periods.

Mr. A. Simanovskis advised he is not agreeable to turning circle as there are issues with drainage. He also indicated he had planted many trees which would be affected by the turning circle.

Committee Member E. Hudson asked the owner if he is agreeable to amending the Official Plan to allow for this application to move forward.

Mr. A. Simanovskis advised he is not agreeable to amending the City's Official Plan and would like to proceed with the application today.

Secretary-Treasurer L. Trombino advised the Official Plan policies are living documents and are reviewed on a periodic basis which can lead to amendments to the Official Plan. He indicated the owner can apply to amend the Official Plan if he wished to do so, however, the City is required to review and amend the Official Plan on a periodic basis. He further indicated that he expects the City's official plan update to come into force within five to seven years. He advised the owner that at that time he would be allowed to make a delegation to the official plan process regarding this turning circle issue.

Chair A. Georgieff asked the owner if he intends to amend the Official Plan at this time.

Committee Member C. Molinari advised the owner the map in question is a map in the Official Plan and perhaps it doesn't require an official plan amendment but could be brought to Council for changes. She suggested the owner speak with City staff regarding options available to him.

Mr. A. Simanovskis asked the Committee for a tabling of the matter.

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

Agency comments were provided electronically to Mr. A. Simanovskis, the owner of the property.

**Motion of the Committee**

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 175/2017 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 August 2022. 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, August 17, 2020

---

Signed by all members present and concurring that this is the Committee Motion of LD 175/2017 on Monday, August 17, 2020.

---

Gerri Lynn O'Connor, Chair

---

Alex Georgieff, Vice-Chair

---

Allan Arnott

---

Kitty Bavington

---

Anna Camposeo

---

Eric Hudson

---

Carolyn Molinari

---

Donovan Smith

---

Assistant Secretary-Treasurer

## Appendix 2



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

#### Minutes

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

Consent Application heard on: Monday, August 17, 2020

**File:** LD 104/2018  
**Owner:** Butler, Janice  
**Agent:** GHD  
**Location:** Lot 30, Concession Range 2  
City of Pickering  
**Municipality:** City of Pickering

Consent to add 2,077.5 m<sup>2</sup> residential parcel of land to the land to the North, retaining a 510.2 m residential parcel of land with an existing dwelling to be demolished.

This application was withdrawn by the owner.

### Appendix 3



## The Regional Municipality of Durham Land Division Committee Meeting

### Minutes

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

Consent Application heard on: Monday, August 17, 2020

**File:** LD 105/2018  
**Owner:** Wald, Anna  
Wald, Karl  
**Agent:** GHD  
**Location:** Lot 30, Concession Range 2  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 1,018.7 m<sup>2</sup> residential parcel of land with an existing house to be demolished, retaining a 3,375.5 m<sup>2</sup> residential parcel of land.

This application was withdrawn by the owner.

**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, August 17, 2020

**File:** LD 106/2018  
**Owner:** Wald, Anna  
Wald, Karl  
**Agent:** GHD  
**Location:** Lot 30, Concession Range 2  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 509.3 m<sup>2</sup> residential parcel of land, retaining a 509.4 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

This application was withdrawn by the owner.

## Appendix 5



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 072/2019  
**Submission:** B 064/2020  
**Owner:** 1198321 Ontario Inc.  
**Agent:** Abbott, Ray  
**Location:** Lot Pt Lt 20, Concession 9  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 8,738 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 41,072 m<sup>2</sup> hamlet residential parcel of land.

Applications LD 072/2019 through LD 075/2019 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Town of Whitby and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. R. Abbott.

### ***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 072/2019, 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 Health Department's letter dated August 6, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 9, 2019, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 072/2019 is Monday, September 27, 2021.

#### ***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 Health 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 Whitby that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.

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

***Applicants/owners are responsible for fulfilling all conditions.***

***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 July 26, 2020.

---

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

Date: August 17, 2020

Application: LD 072/2019

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 6



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

Consent Application heard on: Monday, August 17, 2020

**File:** LD 073/2019  
**Submission:** B 065/2020  
**Owner:** 1198321 Ontario Inc.  
**Agent:** Abbott, Ray  
**Location:** Lot Pt Lt 20, Concession 9  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 8,097 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 32,975 m<sup>2</sup> hamlet residential parcel of land.

Applications LD 072/2019 through LD 075/2019 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Town of Whitby and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. R. Abbott.

### ***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 073/2019, 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 Health Department's letter dated August 6, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 9, 2019, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 073/2019 is Monday, September 27, 2021.

#### ***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 Health 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 Whitby that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.

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

***Applicants/owners are responsible for fulfilling all conditions.***

### **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 July 26, 2020.

---

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

Date: August 17, 2020

Application: LD 073/2019

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 7



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 074/2019  
**Submission:** B 066/2020  
**Owner:** 1198321 Ontario Inc.  
**Agent:** Abbott, Ray  
**Location:** Lot Pt Lt 20, Concession 9  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 8,095 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 24,880 m<sup>2</sup> hamlet residential parcel of land.

Applications LD 072/2010 through LD 075/2019 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Town of Whitby and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. R. Abbott.

### ***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 074/2019, 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 Health Department's letter dated August 6, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 9, 2019, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 074/2019 is Monday, September 27, 2021.

#### ***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 Health 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 Whitby that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.

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

***Applicants/owners are responsible for fulfilling all conditions.***

### **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 July 26, 2020.

---

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

Date: August 17, 2020

Application: LD 074/2019

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 8



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 075/2019  
**Submission:** B 067/2020  
**Owner:** 1198321 Ontario Inc.  
**Agent:** Abbott, Ray  
**Location:** Lot Pt Lt 20, Concession 9  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 14,963 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 9,917 m<sup>2</sup> hamlet residential parcel of land.

Applications LD 072/2019 through LD 075/2019 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Town of Whitby and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. R. Abbott.

### ***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 075/2019, 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 Health Department's letter dated August 6, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 9, 2019, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 075/2019 is Monday, September 27, 2021.

#### ***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 Health 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 Whitby that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.

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

***Applicants/owners are responsible for fulfilling all conditions.***

### **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 July 26, 2020.

---

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

Date: August 17, 2020

Application: LD 075/2019

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 9



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 023/2020  
**Submission:** B 070/2020  
**Owner:** Bridge, William  
DeCosta, Bonnie & Mark  
**Agent:** EcoVue Consulting Services Inc.  
**Location:** Lot 3, Concession 6  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to add a 1,421 m<sup>2</sup> vacant non-farm related rural residential parcel of land to the north, retaining a 188,605 m<sup>2</sup> non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 023/2020 and LD 063/2020 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Scugog and Kawartha Region Conservation Authority.

Agency comments were provided electronically to Mr. J. Kent Randall, the agent for the owners.

***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 023/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

***Conditions***

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
2. That the applicant satisfy the requirement of the Township of Scugog letter dated August 10, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 023/2020 is Monday, September 27, 2021.

***Clearing Agencies***

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

***Applicants/owners are responsible for fulfilling all conditions.***

***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**

Date: August 17, 2020

Application: LD 023/2020

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 10



### 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, August 17, 2020

**File:** LD 037/2020  
**Owner:** Steele, Dinah & Nick  
**Agent:** TD Consulting Inc.  
**Location:** Lot 31, Concession 7  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a 750.27 m<sup>2</sup> residential parcel of land, retaining a 684.76 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

Present was:

Agent: T. DeBoer - TD Consulting Inc.  
Interested party: Wynn Walters

Mr. T. DeBoer explained the nature of the application and advised the Committee he is agreeable to the tabling recommendation in order to allow for time to address the outstanding issues with the Township of Uxbridge. He further advised the Committee the application will be revised prior to it being brought back to Committee.

Committee Member A. Arnott asked the agent if he would be addressing concerns of the neighbors during the tabling period.

Mr. T. DeBoer advised he has had many discussions with Township staff regarding the concerns of the neighbors and that the revised application will address these concerns.

Mr. W. Walters advised the Committee he is not in objection to the principle of severance, however, he expressed concerns related to increasing incidents of small lots being severed and extremely large homes being constructed on those lots that require minor variances. He expressed further concerns related to loss of character of the neighborhood.

Committee Member C. Molinari indicated that any minor variances that may be applied for would come under a separate process by the Municipality not this committee.

Committee Member K. Bavington advised the jurisdiction of this Committee pertains only to the creation of the lot and not the dwelling to be constructed.

Committee Member A. Arnott asked the resident to identify where his property was located in relation to the subject property.

Mr. W. Walters advised the Committee his property was one house removed being the lot one down from southwest corner of the subject lands.

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

Agency comments were provided electronically to Mr. T. DeBoer.

**Decision of the Committee**

Moved by: G. O' Connor

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 037/2020 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 August 2022. 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, August 17, 2020

---

Signed by all members present and concurring that this is the Committee Motion of LD 037/2020 on Monday, August 17, 2020.

---

Gerri Lynn O'Connor, Chair

---

Alex Georgieff, Vice-Chair

---

Allan Arnott

---

Kitty Bavington

---

Anna Camposeo

---

Eric Hudson

---

Carolyn Molinari

---

Donovan Smith

---

Assistant Secretary-Treasurer

## Appendix 11



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 039/2020  
**Submission:** B 068/2020  
**Owner:** 9756752 Canada Inc.  
**Agent:** D.G. Biddle & Associates Limited  
**Location:** Lot 7, Concession BFC  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 21,499.9 m<sup>2</sup> industrial parcel of land, retaining a vacant 25,040 m<sup>2</sup> industrial parcel of land. Application includes easements.

Applications LD 039/2020 and LD 040/2020 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

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

***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 039/2020, as amended, as it generally complies with all applicable plans and policies, subject to:

***Conditions***

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 10, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated August 17, 2020, 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, August 27, 2021.
  - Expiry Date of Application LD 039/2020 is Monday, September 27, 2021.

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

***Applicants/owners are responsible for fulfilling all conditions.***

***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**

Date: August 17, 2020

Application: LD 039/2020

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 12



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 040/2020  
**Submission:** B 069/2020  
**Owner:** 9756752 Canada Inc.  
**Agent:** D.G. Biddle & Associates Limited  
**Location:** Lot 7, Concession BFC  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to grant a 716 m<sup>2</sup> servicing easement in favour of the land to the west over an industrial parcel of land, retaining a 20783.9 m<sup>2</sup> industrial parcel of land.

Applications LD 039/2020 and LD 040/2020 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

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

### ***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 LD 040/2020, 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 August 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 10, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated August 17, 2020, 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, August 27, 2021.
  - Expiry Date of Application LD 040/2020 is Monday, September 27, 2021.

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

***Applicants/owners are responsible for fulfilling all conditions.***

***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**

Date: August 17, 2020

Application: LD 040/2020

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.***

## Appendix 13



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 063/2020  
**Submission:** B 071/2020  
**Owner:** Bridge, William  
DeCosta, Bonnie & Mark  
**Agent:** EcoVue Consulting Services Inc.  
**Location:** Lot 3, Concession 6  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to add a 1,413 m<sup>2</sup> vacant non-farm related rural residential parcel of land to the west, retaining a 12,194 m<sup>2</sup> non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 023/2020 and LD 063/2020 were considered in conjunction.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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 Scugog and Kawartha Region Conservation Authority.

Agency comments were provided electronically to Mr. J. Kent Randall, the agent for the owners.

***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 063/2020, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

***Conditions***

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2020.
2. That the applicant satisfy the requirement of the Township of Scugog letter dated August 10, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 063/2020 is Monday, September 27, 2021.

***Clearing Agencies***

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

***Applicants/owners are responsible for fulfilling all conditions.***

***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**

Date: August 17, 2020

Application: LD 063/2020

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.**

## Appendix 14



### 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, August 17, 2020

**File:** LD 064/2020  
**Owner:** Mayne, Eric & Elsie  
**Agent:** Holland, Ryan  
**Location:** Lot 35, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a 16,107 m<sup>2</sup> agricultural parcel of land, retaining a 24,648 m<sup>2</sup> agricultural parcel of land.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

There were no parties present.

A tabling request was received from the agent on August 12, 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 the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Ms. B. Noordman, the agent for the owner.

**Motion of the Committee**

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 064/2020 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 August 2022. 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, August 17, 2020

---

Signed by all members present and concurring that this is the Committee Motion of LD 064/2020 on Monday, August 17, 2020.

---

Gerri Lynn O'Connor, Chair

---

Alex Georgieff, Vice-Chair

---

Allan Arnott

---

Kitty Bavington

---

Anna Camposeo

---

Eric Hudson

---

Carolyn Molinari

---

Donovan Smith

---

Assistant Secretary-Treasurer

## Appendix 15



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 065/2020  
**Submission:** B 072/2020  
**Owner:** Bolahood Contracting Inc.  
**Agent:** Wright, Mathew  
**Location:** Lot 14, Concession 1  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 534 m<sup>2</sup> residential parcel of land, retaining a 568 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to 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. M. Wright, the agent for the owner.

***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 065/2020, 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 Planning and Economic Development Department's letter dated August 12, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 7, 2020, 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, August 27, 2021.
  - Expiry Date of Application LD 065/2020 is Monday, September 27, 2021.

***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**

Date: August 17, 2020

Application: LD 065/2020

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.**

## Appendix 16



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

Consent Application considered on: Monday, August 17, 2020

**File:** LD 066/2020  
**Submission:** B 073/2020  
**Owner:** KS 1400 Victoria Street  
**Agent:** GHD Limited  
**Location:** Lot 22, Concession BF  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 42,691.4 m<sup>2</sup> industrial parcel of land, retaining a 44,325.4 m<sup>2</sup> industrial parcel of land with an existing building. Application includes easement.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Ms. S. Chow, the agent for the owner.

***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 066/2020, 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 Planning and Economic Development Department's letter dated August 10, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 11, 2020, 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, August 27, 2021.
  - Expiry Date of Application LD 066/2020 is Monday, September 27, 2021.

***Clearing Agencies***

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

***Applicants/owners are responsible for fulfilling all conditions.***

***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. Letter dated July 30, 2020 from the Central Lake Ontario Conservation Authority.
3. Letter dated July 26, 2020 from the Ministry of Transportation.

---

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

Date: August 17, 2020

Application: LD 066/2020

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.**

## Appendix 17



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

Consent Application heard on: Monday, August 17, 2020

**File:** LD 067/2020  
**Submission:** B 074/2020  
**Owner:** Edvan Properties Inc.  
**Location:** Lot 28, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to add a vacant 189.9 m<sup>2</sup> residential parcel of land to the east, retaining a 580 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 4, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. E. Vanhaverbeke, the agent for the owner.

***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 067/2020, 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 August 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 7, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 27, 2021.
  - Expiry Date of Application LD 067/2020 is Monday, September 27, 2021.

***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.***

***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**

Date: August 17, 2020

Application: LD 067/2020

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 15, 2020.**