



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

Minutes

Monday, June 22, 2020

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting public gatherings of ten or more people, 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 9:00 A.M on Monday, June 22, 2020 with the following in attendance:

Present: A. Georgieff, Acting Chair/Town of Whitby Committee Member

Donovan Smith, Township of Scugog Committee Member

Attending Virtually:

Gerri Lynn O'Connor, Chair/Township of Uxbridge Committee Member
Allan Arnott, City of Oshawa Committee Member
Kitty Bavington, Township of Brock Committee Member
Anna Camposeo, Municipality of Clarington Committee Member
Eric Hudson, City of Pickering Committee Member
Carolyn Molinari, Town of Ajax Committee Member

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: G. O'Connor

Seconded by: K. Bavington

That the minutes of the Monday, May 25, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, June 22, 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 Committee discussed the process for site visits to confirm sign posting requirements.

4. Recess

Moved by: G. O'Connor

Seconded by: D. Smith

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

Carried unanimously
Monday, June 22, 2020

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 001/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 1
2. File: LD 030/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 2
3. File: LD 031/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 3
4. File: LD 032/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 4
5. File: LD 033/2020 – *Considered by the Committee*
Appendix 5
6. File: LD 034/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 6
7. File: LD 035/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 7
8. File: LD 038/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 8
9. File: LD 041/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 9
10. File: LD 042/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 10
11. File: LD 043/2020 - *Considered by the Committee*
Appendix 11
12. File: LD 044/2020 - *Considered by the Committee*
Appendix 12

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on July 20, 2020 virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: C. Molinari

Seconded by: D. Smith

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held virtually on July 20, 2020.

Carried unanimously
Monday, June 22, 2020

8. Appendices

Appendix 1



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

File: LD 001/2020
Submission: B 033/2020
Owner: 1983215 Ontario Ltd.
Agent: Kabir, Hena
Location: Lot Pt Lt 10, Concession 7
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 292 m² parcel of land to the east, retaining a 2,247 m² hamlet lot with an existing dwelling.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Regional Health and Regional Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Ms. H. Kabir, 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 001/2020, 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 June 12, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 4, 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, July 02, 2021.
 - Expiry Date of Application LD 001/2020 is Monday, August 02, 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: June 22, 2020

Application: LD 001/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 2



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

File: LD 030/2020
Submission: B 034/2020
Owner: Phoenix, Daryl
Agent: Clark Consulting Services
Location: Lot 22, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a 0.61 hectare farm related rural residential parcel of land, retaining a 53.40 hectare parcel of land. Application is for a surplus farm dwelling.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Regional Health and Regional Works Departments, the Township of Brock.

Agency comments were provided electronically to Mr. H. Stewart, 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 030/2020, 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 June 15, 2020.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated March 27, 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, July 02, 2021.
 - Expiry Date of Application LD 030/2020 is Monday, August 02, 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 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.

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

Date: June 22, 2020

Application: LD 030/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 3



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

File: LD 031/2020
Submission: B 035/2020
Owner: Abbaterusso, Jeremy
Bandiera, Lianna
Agent: Abbaterusso, Jeremy
Location: 421 and 423 Perry Street
Municipality: Town of Whitby

Consent to sever a 409.1 m² residential parcel of land, retaining a 409.1 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Regional Works Departments and the Town of Whitby.

Agency comments were provided electronically to Mr. J. Abbaterusso, 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 031/2020, 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 June 11, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 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, July 02, 2021.
 - Expiry Date of Application LD 031/2020 is Monday, August 02, 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.

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

Date: June 22, 2020

Application: LD 031/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 4



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

File: LD 032/2020
Submission: B 036/2020
Owner: 2600064 Ontario Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lt 7, Concession BFC
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 10.42 hectare industrial parcel of land, retaining a 2.86 hectare industrial parcel of land.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Regional Health and Regional Works Departments, the Municipality of Clarington, Ministry of Transportation and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Ms. T. Rubino, 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 032/2020, 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 June 15, 2020.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated March 30, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 11, 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, July 02, 2021.
 - Expiry Date of Application LD 032/2020 is Monday, August 02, 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 Regional Health Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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 May 28, 2020.

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

Date: June 22, 2020

Application: LD 032/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

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, June 22, 2020

File: LD 033/2020
Submission: B 037/2020
Owner: Pennell, Paul
Agent: Camposeo, Anthony
Location: Lot Pt Lt 31, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 748.65 m² residential parcel of land, retaining a 748.65 m² residential parcel of land with an existing dwelling to be demolished.

Committee Member A. Camposeo declared a conflict of interest. She advised the Committee that the agent on the application is her spouse and removed herself from the panel.

The Committee member visited the site on June 8, 2020 and confirmed the property was properly posted.

Present was:

Agent: Camposeo, Anthony
Interested party: Tara Langstaff

Mr. A. Camposeo advised the Committee the application will facilitate the creation of a new building lot and the proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan, the Regional Official Plan and the Municipality of Clarington's Official Plan.

Mr. A. Camposeo further advised the Committee he was in receipt of and in agreement with all agency comments and conditions.

Mr. A. Camposeo advised the Committee he had received and reviewed the written submissions from area residents and has reached out to those interested parties to discuss proposal and answer their questions.

Committee Member K. Bavington noted an extensive list of conditions attached to the approval and asked agent to confirm he was in agreement with all the proposed conditions. She queried whether he would be agreeable to a zoning amendment or a minor variance application if required.

Mr. A. Camposeo reiterated to the Committee the proposal is in compliance with current zoning by-laws and therefore no variances will be required.

Committee Member A. Arnott asked agent to confirm he was in receipt of all agency comments. Mr. A. Camposeo answered in the affirmative.

Ms. T. Langstaff expressed concerns related to multi-unit development. She indicated she had spoken with the agent after submitting her letter to the Land Division Committee and advised the Committee that the agent confirmed a single family dwelling is to be constructed on the proposed parcel.

Ms. T. Langstaff expressed further concerns related to loss of existing mature trees on the property and queried whether the owner would be planting new trees to replace what will likely be removed on the site.

Mr. A. Camposeo advised the Committee there is no by-law currently in place regarding tree planting, however, he would try to be as minimally invasive as possible.

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

A written submission was received on June 1, 2020 from Deanna Scott.

A written submission was received on June 4, 2020 from T. Langstaff.

A written submission was received on June 12, 2020 from Renee Sutton and Don Hardy.

Agency comments were provided electronically to Mr. A Camposeo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 033/2020, 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 May 26, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's revised letter dated June 12, 2020.
3. That the applicant satisfy the requirement of the Regional Health Department's revised letter dated March 30, 2020.
4. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 10, 2020, 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, July 02, 2021.
 - Expiry Date of Application LD 033/2020 is Monday, August 02, 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 Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department 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 Municipality of Clarington 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.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 033/2020 on Monday, June 22, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 6



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

File: LD 034/2020
Submission: B 038/2020
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot Pt Lt 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 475 m² residential parcel of land, retaining a vacant 1,327 m² residential parcel of land.

Applications LD 034/2020 and LD 035/2020 were considered in conjunction.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Regional Works Departments and the Town of Ajax.

Agency comments were provided electronically to Mr. A. Layton, 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 034/2020, 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 June 11, 2020.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated June 2, 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, July 02, 2021.
 - Expiry Date of Application LD 034/2020 is Monday, August 02, 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 Ajax 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: June 22, 2020

Application: LD 034/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 7



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

File: LD 035/2020
Submission: B 039/2020
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot Pt Lt 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 475 m² residential parcel of land, retaining a vacant 1,327 m² residential parcel of land.

Applications LD 034/2020 and LD 035/2020 were considered in conjunction.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Regional Works Departments and the Town of Ajax.

Agency comments were provided electronically to Mr. A. Layton, 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 035/2020, 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 June 11, 2020.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated June 2, 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, July 02, 2021.
 - Expiry Date of Application LD 035/2020 is Monday, August 02, 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 Ajax 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: June 22, 2020

Application: LD 035/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 8



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

File: LD 038/2020
Submission: B 040/2020
Owner: Shahid, Maleeha
Bola, Surinderpal
Agent: Shahid, Maleeha
Location: Lot 29, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 628.6 m² residential parcel of land, retaining a 628.7 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Regional Works Departments and the Town of Whitby.

Agency comments were provided electronically to Ms. M. Shahid, 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 038/2020, 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 March 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 12, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 11, 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, July 02, 2021.
 - Expiry Date of Application LD 038/2020 is Monday, August 02, 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 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 Town of Whitby 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: June 22, 2020

Application: LD 038/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 9



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

File: LD 041/2020
Submission: B 041/2020
Owner: 7902484 Canada Inc. C/O Triovest Realty Advisors
Agent: GSP Group Inc.
Location: Lot 24, Concession 4
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 0.725 hectare commercial / residential parcel of land, retaining a 15.56 hectare commercial parcel of land with existing buildings to remain. Application includes easement.

Applications LD 041/2020 and LD 042/2020 were considered in conjunction.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Regional Works Departments and the Town of Whitby.

Agency comments were provided electronically to Mr. E. Saulesleja, 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 041/2020, 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 June 15, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 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, July 02, 2021.
 - Expiry Date of Application LD 041/2020 is Monday, August 02, 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.

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

Date: June 22, 2020

Application: LD 041/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

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, June 22, 2020

File: LD 042/2020
Submission: B 042/2020
Owner: 7902484 Canada Inc. C/O Triovest Realty Advisors
Agent: GSP Group Inc.
Location: Lot 24, Concession 7
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 15.65 hectare access and servicing blanket easement in favour of the property to the west, retaining a 15.65 hectare commercial parcel of land.

Applications LD 041/2020 and LD 042/2020 were considered in conjunction.

The Committee member visited the site on June 8, 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 Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Regional Works Departments and the Town of Whitby.

Agency comments were provided electronically to Mr. E. Saulesleja, 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 042/2020, as applied for, 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 June 15, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 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, July 02, 2021.
 - Expiry Date of Application LD 042/2020 is Monday, August 02, 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.

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

Date: June 22, 2020

Application: LD 042/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

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, June 22, 2020

File: LD 043/2020
Submission: B 043/2020
Owner: Selby, Stephen
Selby, Patti
Location: Lot 33, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2,228 m² agricultural parcel of land to the east, retaining a 55 hectare agricultural parcel of land.

Applications LD 043/2020 and LD 044/2020 were heard in conjunction

The Committee member visited the site on June 8, 2020 and confirmed the property was properly posted.

Present was:

Owner: Selby, Stephen

Mr. S. Selby explained the nature of the application and provided the Committee with a brief overview of his operation as a cash crop grower on the subject parcel. He advised the Committee his family had worked the farm alongside the neighbouring farm for several generations and that the abutting land owner approached him about the proposed application..

He further advised the Committee the neighbour's original lot configuration was irregular in shape and this application will rectify the lot configuration issue by creating a more regular lot configuration.

Mr. S. Selby advised the Committee the second application will facilitate water drainage from his property to the roadway.

Committee Member C. Molinari asked the owner to confirm that the benefit to Selby lands is for drainage purposes only.

Mr. S. Selby advised the outlets for a portion of the existing drainage goes down the ravine on the adjacent land and this application will provide him with legal drainage access.

Committee Member A. Arnott asked the owner to verify if there is currently an open ditch to the roadway or if it was a tile drain.

Mr. S. Selby advised the Committee there is a swale where water would collect during heavy rainfall, however, it is not a watercourse.

Committee Member A. Arnott asked the owner if his intention is to bury the swale.

Mr. S. Selby indicated there is no proposed change to the land and confirmed he did not plan on anything other than to obtain legal access to the lands.

Committee Member D. Smith asked the owner if it is presently a grassed maintained waterway. Mr. S. Shelby answered in the affirmative.

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.

A written submission was received from L. Lowe on June 8, 2020.

Agency comments were provided electronically to Mr. S. Selby.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 043/2020 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 12, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's revised letter dated June 18, 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, July 02, 2021.
 - Expiry Date of Application LD 043/2020 is Monday, August 02, 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.
2. Ganaraska Region Conservation Authority comments dated April 3, 2020.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 043/2020 on Monday, June 22, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.

Appendix 12



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 22, 2020

File: LD 044/2020
Submission: B 044/2020
Owner: Worboy Kent, Meredith Anna
Kent, James Malcolm
Agent: Worboy, Ronald
Location: Lot 33, Concession 33
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2,227.8 m² agricultural parcel of land to the west, retaining a 3.465 hectare agricultural parcel of land.

Applications LD 043/2020 and LD 044/2020 were heard in conjunction

The Committee member visited the site on June 8, 2020 and confirmed the property was properly posted.

Present was:

Agent: Worboy, Ronald

Mr. R. Worboy explained the nature of the application and indicated he concurred with the delegation made by S. Selby as part of application LD 043/2020. He further advised the Committee that this application will facilitate a land swap between the two subject properties.

Mr. R. Worboy also advised the Committee that a minor variance application would not be required given the subject site would retain an identical land area.

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. R. Worboy.

Decision of the Committee

Moved by: A. Camposeo

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 044/2020 be approved, as applied for, 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 June 12, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's revised letter dated June 18, 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, July 02, 2021.
 - Expiry Date of Application LD 044/2020 is Monday, August 02, 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.
2. Ganaraska Region Conservation Authority comments dated April 3, 2020.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 044/2020 on Monday, June 22, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 21, 2020.