



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

**Minutes/Decisions**

**Monday, May 25, 2020**

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting public gatherings of five 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 10:30 a.m. on Monday, May 25, 2020 with the following in attendance:

Present: Alex Georgieff, Acting Chair  
Donovan Smith

Attending Virtually:

Gerri Lynn O'Connor, Chair  
Allan Arnott  
Kitty Bavington  
Anna Camposeo  
Eric Hudson  
Carolyn Molinari  
Donovan Smith

Absent: None

Staff

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

### **Adoption of Minutes**

Moved by: C. Molinari

Seconded by: A. Arnott

That the minutes of the Monday, February 10, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, May 25, 2020

### **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 all other scheduled applications, agency comments and other pertinent correspondence.

### **Other Business**

#### **Recess**

Moved by: D. Smith

Seconded by: G. O'Connor

That this meeting be recessed at 12:05 p.m. and reconvene at 12:45 p.m.

Carried unanimously  
Monday, May 25, 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.

### **Consideration of Consent Applications**

1. File: LD 023/2018 – *Considered by the Committee*  
Appendix 1
2. File: LD 024/2018 - *Considered by the Committee*  
Appendix 2

3. File: LD 031/2018 - *Considered by the Committee*  
Appendix 3
4. File: LD 005/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 4
5. File: LD 012/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 5
6. File: LD 013/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 6
7. File: LD 017/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 7
8. File: LD 018/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 8
9. File: LD 019/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 9
10. File: LD 020/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 10
11. File: LD 021/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 11
12. File: LD 022/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 12
13. File: LD 024/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 13
14. File: LD 025/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 14

15. File: LD 026/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 15
16. File: LD 027/2020 - *Considered by the Commissioner of Planning & Economic Development Department*  
Appendix 16
17. File: LD 028/2020 - *Considered by the Committee*  
Appendix 17
18. File: LD 029/2020 - *Considered by the Committee*  
Appendix 18
19. File: LD 036/2020 - *Considered by the Committee*  
Appendix 19

### **Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be conducted virtually on Monday, June 22, 2020 and hosted in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

### **Adjournment**

Moved by: C. Molinari

Seconded by: K. Bavington

That this meeting be adjourned at 2:40 p.m. and the next regular meeting be held on Monday, June 22, 2020.

Carried unanimously  
Monday, May 25, 2020

### **Appendices 1-19**

**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, May 25, 2020

**File:** LD 023/2018  
**Owner:** Vanstone Mill Inc.  
**Location:** Lot 13, Concession 1  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 571.4 m<sup>2</sup> residential parcel of land, retaining a 22,176.8 m<sup>2</sup> residential and commercial parcel of land with one existing dwelling and two retail buildings.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

This application was tabled from the March 19, 2018 hearing.

This Land Division Committee Meeting was conducted virtually.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

Participating was:

Agent: Steve Gervais – Gervais Development Corporation

Mr. S. Gervais advised the Committee the application was previously tabled at the recommendation of Central Lake Ontario Conservation Authority (“CLOCA”) and the Municipality of Clarington and their concerns with the valley lands on the site. He indicated he has now received positive and supportive comments from CLOCA and expect updated comments from the municipality in due course.

Committee Member A. Camposeo asked the agent to confirm if he had received the updated comments from the conservation authority. Mr. S. Gervais answered in the affirmative.

Committee Member A. Arnott asked the agent to offer some clarification on the access issue raised by CLOCA.

Mr. S. Gervais advised the Committee that CLOCA requires access to the site for valley lands access and that CLOCA determined that the best access point to the site would be from King Street.

Mr. S. Gervais also acknowledged that CLOCA had only very recently agreed to support the proposed applications and that in the absence of updated comments from all commenting agencies it would be premature to proceed.

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. S. Gervais, the agent for the owner.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 023/2018 be tabled, as per the recommendations of the commenting agencies, for up to two (2) years and no later than May 2022. The tabling fee is hereby waived. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Motion of LD 023/2018 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

\_\_\_\_\_  
Anna Camposeo

\_\_\_\_\_  
Eric Hudson

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Carolyn Molinari

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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, May 25, 2020

**File:** LD 024/2018  
**Owner:** Vanstone Mill Inc.  
**Location:** Lot 13, Concession 1  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 571.4 m<sup>2</sup> residential parcel of land, retaining a 21,605.4 m<sup>2</sup> residential and commercial parcel of land with one existing dwelling and two retail buildings.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

This application was tabled from the March 19, 2018 hearing.

This Land Division Committee Meeting was conducted virtually.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

Participating was:

Agent: Steve Gervais – Gervais Development Corporation

Mr. S. Gervais advised the Committee the application was previously tabled at the recommendation of Central Lake Ontario Conservation Authority (“CLOCA”) and the Municipality of Clarington and their concerns with the valley lands on the site. He indicated he has now received positive and supportive comments from CLOCA and expect updated comments from the municipality in due course.

Committee Member A. Camposeo asked the agent to confirm if he had received the updated comments from the conservation authority. Mr. S. Gervais answered in the affirmative.

Committee Member A. Arnott asked the agent to offer some clarification on the access issue raised by CLOCA.

Mr. S. Gervais advised the Committee that CLOCA requires access to the site for valley lands access and that CLOCA determined that the best access point to the site would be from King Street.

Mr. S. Gervais also acknowledged that CLOCA had only very recently agreed to support the proposed applications and that in the absence of updated comments from all commenting agencies it would be premature to proceed.

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. S. Gervais, the agent for the owner.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 024/2018 be tabled, as per the recommendations of the commenting agencies for up to two (2) years and no later than May 2022. The tabling fee is hereby waived. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Motion of LD 024/2018 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Anna Camposeo

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

\_\_\_\_\_  
Assistant Secretary-Treasurer

### 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, May 25, 2020

**File:** LD 031/2018  
**Owner:** Picur, Michelle  
**Agent:** Holland Homes Inc.  
**Location:** Lot 29, Concession 1  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a 1602.5 m<sup>2</sup> vacant residential parcel of land, retaining a 1601.8 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

This matter was tabled from the March 19, 2018 hearing.

This Land Division Committee Meeting was conducted virtually.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

There were no parties present.

The Committee received a letter from Ms. K. Metzner, the agent for the applicant dated May 22, 2020 requesting a further tabling of the application.

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. K. Metzner, the agent for the owner.

**Motion of the Committee**

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 031/2018 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 031/2018 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Anna Camposeo

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 4



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

**File:** LD 005/2020  
**Submission:** B 017/2020  
**Owner:** Santos, Troyhann  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** Lot 34, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to add a vacant 0.141 hectare residential parcel of land to the north, retaining a 0.246 hectare residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 11, 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 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 005/2020, as amended, 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 May 14, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 6, 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, June 04, 2021.
  - Expiry Date of Application LD 005/2020 is Monday, July 05, 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 5



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

**File:** LD 012/2020  
**Submission:** B 018/2020  
**Owner:** Eden, Kimberly  
Eden, Kyle  
**Agent:** H F Grander Co. Ltd.  
**Location:** Lot 32, Concession 6  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a 625 m<sup>2</sup> residential parcel of land, retaining a 951 m<sup>2</sup> residential parcel of land.

This application was tabled from the January 13, 2020 hearing.

The Committee member visited the site on May 11, 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, Works Departments and the Township of Uxbridge.

Agency comments were provided electronically to Mr. R. Grander, 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 012/2020, 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 March 6, 2020.
2. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 29, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated February 28, 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, June 04, 2021.
  - Expiry Date of Application LD 012/2020 is Monday, July 05, 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 Works Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 6



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

**File:** LD 013/2020  
**Submission:** B 019/2020  
**Owner:** McCullough, Sean W.  
McGibney, Pamela A.  
**Agent:** DP Realty Advisors  
**Location:** Lot 23, Concession 6  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 786 m<sup>2</sup> residential parcel of land, retraining a 4,172 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 11, 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, Works Departments and the Town of Whitby.

Agency comments were provided electronically to Mr. D. Pearce, 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 013/2020, 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 March 10, 2020.
2. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 24, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 3, 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, June 04, 2021.
  - Expiry Date of Application LD 013/2020 is Monday, July 05, 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 Works 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 7



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

**File:** LD 017/2020  
**Submission:** B 020/2020  
**Owner:** Lalani Investment Group  
**Agent:** Weston Consulting  
**Location:** Lot Pt Lot 6, Concession 2  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to grant a 1,765 m<sup>2</sup> access easement in favour of the property to the south, retaining a 21,671 m<sup>2</sup> commercial parcel of land.

Applications LD 017/2020 and LD 027/2020 were considered in conjunction.

The Committee member visited the site on May 11, 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, Works Departments and the Town of Whitby.

Agency comments were provided electronically to Ms. T. Connor, 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 017/2020, 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 Town of Ajax's letter dated May 19, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 017/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

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

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 8



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

**File:** LD 018/2020  
**Submission:** B 022/2020  
**Owner:** Bell, Peter  
**Location:** Lot 26, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 806.54 m<sup>2</sup> residential parcel of land, retaining a 627.78 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 11, 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, Works Departments and the Town of Whitby.

Agency comments were provided electronically to Mr. P. Bell, the owner of the property.

## **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 018/2020, 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 Town of Whitby's letter dated March 4, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 018/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

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

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 9



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

**File:** LD 019/2020  
**Submission:** B 023/2020  
**Owner:** Bouma, Richard  
R. Bouma Construction Inc.  
**Location:** Lot 12, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a 348.3 m<sup>2</sup> residential parcel of land, retaining a 348.1 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on May 11, 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. R. Bouma, the owner of the property.

## **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 019/2020, 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 April 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 12, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 6, 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, June 04, 2021.
  - Expiry Date of Application LD 019/2020 is Monday, July 05, 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 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 10**



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

**File:** LD 020/2020  
**Submission:** B 024/2020  
**Owner:** Prins, Donald  
Prins, Florence  
**Agent:** Uxbridge Nurseries Ltd.  
**Location:** Lot 18, Concession 7  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to add a vacant 16.39 hectare agricultural parcel of land to the east, retaining a 5.01 hectare agricultural parcel of land.

The Committee member visited the site on May 11, 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. D. Prins, the owner of the property.

## **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 020/2020, 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 March 12, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 28, 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, June 04, 2021.
  - Expiry Date of Application LD 020/2020 is Monday, July 05, 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 11



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

**File:** LD 021/2020  
**Submission:** B 025/2020  
**Owner:** Edvan Properties Inc.  
**Location:** Lot 28, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to grant a 348.2 m<sup>2</sup> access easement in favour of the property to the north, retaining a 6,720.3 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on May 11, 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 LD 021/2020, 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 March 13, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 28, 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, June 04, 2021.
  - Expiry Date of Application LD 021/2020 is Monday, July 05, 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 12



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

**File:** LD 022/2020  
**Submission:** B 026/2020  
**Owner:** Clark, William David  
**Agent:** Carr, Thomas  
**Location:** Lot 8 & 9, Concession 9  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to add a vacant 861 m<sup>2</sup> agricultural parcel of land to the east, retaining a 6.97 hectare agricultural parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 11, 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. T. Carr, 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 022/2020, 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 submit two copies of a registered plan on the subject parcel.
2. 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.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 022/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

## Appendix 13



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

**File:** LD 024/2020  
**Submission:** B 027/2020  
**Owner:** Vannettan, Eric  
Vannettan, Rachel  
**Agent:** Clark Consulting Services  
**Location:** Lot 13, Concession 4  
Township of Scugog  
(Cartwright)  
**Municipality:** Township of Scugog

Consent to add a vacant 1.19 hectare agricultural parcel of land to the north, retaining a 97.37 hectare agricultural parcel of land.

The Committee member visited the site on May 11, 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. 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 024/2020, as applied for, 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 March 13, 2020
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated March 2, 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, June 04, 2021.
  - Expiry Date of Application LD 024/2020 is Monday, July 05, 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 the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 14**



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

**File:** LD 025/2020  
**Submission:** B 028/2020  
**Owner:** Kea, Annette  
Kea, Jerry  
Kea, Alyson  
**Agent:** Clark Consulting Services  
**Location:** Lot 1, Concession 1  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a 0.42 hectare agricultural parcel of land with a farm house, retaining an 82.58 hectare agricultural parcel of land with a dwelling and accessory farm buildings. Application is for a surplus farm dwelling.

The Committee member visited the site on May 11, 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 Brock and Lake Simcoe Region Conservation Authority.

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 LD 025/2020, 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 Township of Brock's letter dated February 25, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 025/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

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

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 15**



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

**File:** LD 026/2020  
**Submission:** B 029/2020  
**Owner:** McCuaig, Peter  
**Agent:** Clark Consulting Services  
**Location:** Lot 8, Concession 11  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a 0.66 hectare farm related rural residential parcel of land with an existing dwelling, retaining a 79.34 hectare agricultural of land. Application is for a surplus farm dwelling.

The Committee member visited the site on May 25, 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 Brock and Lake Simcoe Region Conservation Authority.

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 LD 026/2020, 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 Township of Brock's letter dated February 25, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 026/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

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

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 16**



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

**File:** LD 027/2020  
**Submission:** B 021/2020  
**Owner:** Lalani Investment Group  
**Agent:** Weston Consulting  
**Location:** Lot 6, Concession 2  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to grant a 408.7 m<sup>2</sup> access easement in favour of the property to the North, retaining a 26,829 m<sup>2</sup> commercial parcel of land.

Applications LD 017/2020 and LD 027/2020 were considered in conjunction.

The Committee member visited the site on May 11, 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, Works Departments, and the Town of Ajax.

Agency comments were provided electronically to Ms. T. Connor, 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 027/2020, 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 Town of Ajax's letter dated May 19, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 04, 2021.
  - Expiry Date of Application LD 027/2020 is Monday, July 05, 2021.

### **Clearing Agencies**

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

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

***Advisory Comments***

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

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

Date: May 25, 2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 17**



**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, May 25, 2020

**File:** LD 028/2020  
**Submission:** B 030/2020  
**Owner:** Millares, Sandra  
Esufali, Abbas  
**Agent:** Weston Consulting  
**Location:** Lot 7, Concession 2  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to add a vacant 75 m<sup>2</sup> residential parcel of land to the south, retaining a 2,007 m<sup>2</sup> residential parcel of land with an existing dwelling to remain

Applications LD 028/2020 and LD 029/2020 were heard in conjunction.

The Land Division Committee meeting was conducted virtually.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

Participating were:

**Agent:** Sgotto, Sabrina - Weston Consulting  
**Objectors:** Rockbrune, Don  
McCallion, Sean

Ms. S. Sgotto explained the nature of the first application and advised the Committee that the lot line adjustment application would permit the transfer of a

small piece of land to the existing lot to the south which would therefore enlarge the parcel to the south.

Ms. S. Sgotto also clarified that the subject lands and abutting lands are separately owned parcels.

Ms. S. Sgotto further advised the Committee that the second application would facilitate the creation of a new lot for construction of a new single-family dwelling along Roger Street.

Committee Member C. Molinari asked the agent to confirm whether the existing heritage house on the subject parcel is protected under the Heritage Act. Ms. S. Sgotto answered in the affirmative.

Committee Member C. Molinari asked the agent to speak to Policy 2.6.1 in the Provincial Policy Statement.

Ms. S. Sgotto advised the Committee the proposed house will remain in situ and the previous Heritage Report completed in support of the application determined the house does not have historical significance. She indicated the proposal will maintain much of the heritage features and the house itself will be protected in its entirety and will meet the objectives of the PPS.

Ms. S. Sgotto further advised the Committee the report was outsourced and reviewed and approved by the City of Oshawa.

Committee Member C. Molinari asked the agent to speak to the existing easements on the property.

Ms. S. Sgotto advised the Committee there is an existing easement which provides access to the driveway of the heritage house and that the proposed lot on Rogers Street would be granted access through a separate driveway on Rogers Street only. She indicated additional easements will be required.

Committee Member K. Bavington asked the agent to confirm what is on the proposed severed lot in application LD 029/2020.

Ms. S. Sgotto advised this will be a remnant lot and is currently vacant.

Committee Member K. Bavington asked the agent why the severed lands in application LD 028/2020 were being added to the south parcel.

Ms. S. Sgotto advised the Committee that title is in the same name, however, both parcels were deemed separate legally conveyable parcels. The lot line addition would enlarge the benefitting lands.

Committee Member K. Bavington asked the agent to explain what type of variance will be required by the owner for the new lot.

Ms. S. Sgotto advised the Committee the dwelling will require relief from side yard setback requirements.

Committee Member A. Arnott asked the agent to further explain the background associated with the lot merger and re-establishment of lot issues associated with the benefitting lands.

Ms. S. Sgotto advised the Committee the lot was created by plan of subdivision in 1929 and a legal opinion was obtained to clarify the legality of that lot creation. It was determined that through creation of a lot by way of a plan of subdivision that Lot 12 (the benefitting lands) had remained a whole of a lot.

Committee Member A. Arnott asked the agent if the parcels each had their own PIN and if Heritage Oshawa recognized the two parcels as separate lots when considering this proposal.

Ms. S. Sgotto confirmed the parcels each had their own PINs and were separate legal parcels. She reiterated a legal opinion was obtained and that this proposal was discussed with both Regional and City staff and that all parties were in agreement with the status of the lots.

Committee Member A. Arnott asked the agent to confirm if the owner to the east is currently using the lands for access to their property and whether the agent has discussed the proposal with that owner.

Ms. S. Sgotto advised the Committee she has not yet spoken with the neighbor but intends on doing so in due course once the details have been worked out.

Committee Member A. Arnott asked the agent if she has obtained an Archaeological Study. Ms. S. Sgotto advised it would be addressed as a condition of approval.

Mr. D. Rockbrune advised the Committee he is the owner of the property next door and the house across the street from the subject parcel. He questioned the legalities surrounding the severances and expressed his objections thereto.

He expressed concerns related to loss of character of the neighborhood, parking issues and the loss of visually appealing images including loss of trees. He asked for clarification on what will be constructed on the parcel.

He further indicated he had obtained a petition from neighbors with 575 signatures.

A copy of said petition was not provided to the Committee nor to staff.

Committee Member A. Camposeo asked the agent what architectural controls are being imposed on the owner and asked if architectural controls were in place in the City of Oshawa.

Ms. S. Sgotto advised the Committee that the City of Oshawa will review and approve all architectural plans before they are implemented.

Committee Member A. Camposeo asked the agent if a Tree Preservation Plan has been prepared.

Ms. S. Sgotto confirmed the plan has been prepared and only 2 trees will be removed from the subject parcel.

Committee Member asked Mr. Rockbrune to confirm the location of his residential properties. Mr. Rockbrune confirmed the location of his properties to the Committee.

Committee Member D. Smith asked Mr. Rockbrune why the petition was not forwarded to the Committee or staff for the file.

Mr. Rockbrune advised he was unsure but reiterated he did have it in his possession.

Acting Chair A. Georgieff confirmed that the Committee and staff were not in receipt of said petition.

Chair G. O'Connor asked if the City of Oshawa has an architectural control bylaw in place.

Committee Member C. Molinari referred the Committee and delegates to the City of Oshawa comment letter and the conditions noted therein which addresses the concerns of the residents and Committee, including but not limited to architectural control.

Secretary-Treasurer L. Trombino confirmed the Committee did not receive a copy of the petition and that the minutes make note of Mr. Rockbrune's reference to a petition.

Mr. S. McCallion advised the Committee he shared a driveway with the subject property and has enjoyed an easement thereon for access. He expressed concerns related to redevelopment and the existing right of way. He also asked the agent to confirm what easement(s) will remain on the heritage site.

Ms. S. Sgotto advised the Committee the heritage house will remain in its entirety and that a new easement will be registered on title in due course to service the neighbor's property.

Mr. S. McCallion asked the agent to clarify where the new driveway will be located and whether the new owners will have a right of way off of King Street.

Ms. S. Sgotto advised the proposed driveway will be maintained and a new driveway location will be developed at a later date, however, the details of which have not yet been finalized. She indicated access to the new lot would only be from Rogers Street.

Mr. S. McCallion asked the agent whether the heritage property will be rented out to tenants and to clarify what will be constructed on the newly created lot. Mr. S. McCallion also expressed concerns related to increased traffic and loss of trees.

Ms. S. Sgotto advised there will be a single-family dwelling constructed on the parcel. She indicated she cannot comment on the future use of the property by the purchasers.

Mr. S. McCallion asked the agent if she would provide him with more information once the driveway plans have been finalized. Ms. S. Sgotto answered in the affirmative.

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

A written submission was received from Don Rockbrune on May 12, 2020.

A written submission was received from Meghan Power on May 12, 2020.

A written submission was received from Sean McCallion on May 19, 2020.

A written submission was received from David Smith on May 21, 2020.

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

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 028/2020 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 12, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 13, 2020, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, June 04, 2021.
  - Expiry Date of Application LD 028/2020 is Monday, July 05, 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 City of Oshawa that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

### ***Advisory Comments***

1. Once all 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. Hydro One Networks comments dated March 3, 2020.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 028/2020 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Anna Camposeo

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 18**



**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, May 25, 2020

**File:** LD 029/2020  
**Submission:** B 031/2020  
**Owner:** Millares, Sandra  
Esufali, Abbas  
**Agent:** Weston Consulting  
**Location:** Lot 7, Concession 2  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to sever a vacant 548 m<sup>2</sup> residential parcel of land retaining a 1,459 m<sup>2</sup> residential parcel of land with an existing dwelling.

Applications LD 028/2020 and LD 029/2020 were heard in conjunction.

The Land Division Committee meeting was conducted virtually.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

Participating were:

**Agent:** Sgotto, Sabrina - Weston Consulting  
**Objectors:** Rockbrune, Don  
McCallion, Sean

Ms. S. Sgotto explained the nature of the first application and advised the Committee that the lot line adjustment application would permit the transfer of a

small piece of land to the existing lot to the south which would therefore enlarge the parcel to the south.

Ms. S. Sgotto also clarified that the subject lands and abutting lands are separately owned parcels.

Ms. S. Sgotto further advised the Committee that the second application would facilitate the creation of a new lot for construction of a new single-family dwelling along Roger Street.

Committee Member C. Molinari asked the agent to confirm whether the existing heritage house on the subject parcel is protected under the Heritage Act. Ms. S. Sgotto answered in the affirmative.

Committee Member C. Molinari asked the agent to speak to Policy 2.6.1 in the Provincial Policy Statement.

Ms. S. Sgotto advised the Committee the proposed house will remain in situ and the previous Heritage Report completed in support of the application determined the house does not have historical significance. She indicated the proposal will maintain much of the heritage features and the house itself will be protected in its entirety and will meet the objectives of the PPS.

Ms. S. Sgotto further advised the Committee the report was outsourced and reviewed and approved by the City of Oshawa.

Committee Member C. Molinari asked the agent to speak to the existing easements on the property.

Ms. S. Sgotto advised the Committee there is an existing easement which provides access to the driveway of the heritage house and that the proposed lot on Rogers Street would be granted access through a separate driveway on Rogers Street only. She indicated additional easements will be required.

Committee Member K. Bavington asked the agent to confirm what is on the proposed severed lot in application LD 029/2020.

Ms. S. Sgotto advised this will be a remnant lot and is currently vacant.

Committee Member K. Bavington asked the agent why the severed lands in application LD 028/2020 were being added to the south parcel.

Ms. S. Sgotto advised the Committee that title is in the same name, however, both parcels were deemed separate legally conveyable parcels. The lot line addition would enlarge the benefitting lands.

Committee Member K. Bavington asked the agent to explain what type of variance will be required by the owner for the new lot.

Ms. S. Sgotto advised the Committee the dwelling will require relief from side yard setback requirements.

Committee Member A. Arnott asked the agent to further explain the background associated with the lot merger and re-establishment of lot issues associated with the benefitting lands.

Ms. S. Sgotto advised the Committee the lot was created by plan of subdivision in 1929 and a legal opinion was obtained to clarify the legality of that lot creation. It was determined that through creation of a lot by way of a plan of subdivision that Lot 12 (the benefitting lands) had remained a whole of a lot.

Committee Member A. Arnott asked the agent if the parcels each had their own PIN and if Heritage Oshawa recognized the two parcels as separate lots when considering this proposal.

Ms. S. Sgotto confirmed the parcels each had their own PINs and were separate legal parcels. She reiterated a legal opinion was obtained and that this proposal was discussed with both Regional and City staff and that all parties were in agreement with the status of the lots.

Committee Member A. Arnott asked the agent to confirm if the owner to the east is currently using the lands for access to their property and whether the agent has discussed the proposal with that owner.

Ms. S. Sgotto advised the Committee she has not yet spoken with the neighbor but intends on doing so in due course once the details have been worked out.

Committee Member A. Arnott asked the agent if she has obtained an Archaeological Study. Ms. S. Sgotto advised it would be addressed as a condition of approval.

Mr. D. Rockbrune advised the Committee he is the owner of the property next door and the house across the street from the subject parcel. He questioned the legalities surrounding the severances and expressed his objections thereto.

He expressed concerns related to loss of character of the neighborhood, parking issues and the loss of visually appealing images including loss of trees. He asked for clarification on what will be constructed on the parcel.

He further indicated he had obtained a petition from neighbors with 575 signatures.

A copy of said petition was not provided to the Committee nor to staff.

Committee Member A. Camposeo asked the agent what architectural controls are being imposed on the owner and asked if architectural controls were in place in the City of Oshawa.

Ms. S. Sgotto advised the Committee that the City of Oshawa will review and approve all architectural plans before they are implemented.

Committee Member A. Camposeo asked the agent if a Tree Preservation Plan has been prepared.

Ms. S. Sgotto confirmed the plan has been prepared and only 2 trees will be removed from the subject parcel.

Committee Member asked Mr. Rockbrune to confirm the location of his residential properties. Mr. Rockbrune confirmed the location of his properties to the Committee.

Committee Member D. Smith asked Mr. Rockbrune why the petition was not forwarded to the Committee or staff for the file.

Mr. Rockbrune advised he was unsure but reiterated he did have it in his possession.

Acting Chair A. Georgieff confirmed that the Committee and staff were not in receipt of said petition.

Chair G. O'Connor asked if the City of Oshawa has an architectural control bylaw in place.

Committee Member C. Molinari referred the Committee and delegates to the City of Oshawa comment letter and the conditions noted therein which addresses the concerns of the residents and Committee, including but not limited to architectural control.

Secretary-Treasurer L. Trombino confirmed the Committee did not receive a copy of the petition and that the minutes make note of Mr. Rockbrune's reference to a petition.

Mr. S. McCallion advised the Committee he shared a driveway with the subject property and has enjoyed an easement thereon for access. He expressed concerns related to redevelopment and the existing right of way. He also asked the agent to confirm what easement(s) will remain on the heritage site.

Ms. S. Sgotto advised the Committee the heritage house will remain in its entirety and that a new easement will be registered on title in due course to service the neighbor's property.

Mr. S. McCallion asked the agent to clarify where the new driveway will be located and whether the new owners will have a right of way off of King Street.

Ms. S. Sgotto advised the proposed driveway will be maintained and a new driveway location will be developed at a later date, however, the details of which have not yet been finalized. She indicated access to the new lot would only be from Rogers Street.

Mr. S. McCallion asked the agent whether the heritage property will be rented out to tenants and to clarify what will be constructed on the newly created lot. Mr. S. McCallion also expressed concerns related to increased traffic and loss of trees.

Ms. S. Sgotto advised there will be a single-family dwelling constructed on the parcel. She indicated she cannot comment on the future use of the property by the purchasers.

Mr. S. McCallion asked the agent if she would provide him with more information once the driveway plans have been finalized. Ms. S. Sgotto answered in the affirmative.

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

A written submission was received from Don Rockbrune on May 12, 2020.

A written submission was received from Meghan Power on May 12, 2020.

A written submission was received from Sean McCallion on May 19, 2020.

A written submission was received from David Smith on May 21, 2020.

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

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 029/2020, 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 April 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 12, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 13, 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, June 04, 2021.
  - Expiry Date of Application LD 029/2020 is Monday, July 05, 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 City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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

***Advisory Comments***

1. Once all 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. Hydro One Networks comments dated March 3, 2020.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 029/2020 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Anna Camposeo

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.

**Appendix 19**



**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, May 25, 2020

**File:** LD 036/2020  
**Submission:** B 032/2020  
**Owner:** Rekkers Garden Limited  
Rekkers Garden Limited  
**Agent:** Bouma, Richard  
**Location:** Lot Pt Lt 18, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a 1.31 hectare agricultural parcel of land, retaining a 12.4 hectare agricultural parcel of land with an existing structure to remain.

The Committee member visited the site on May 11, 2020 and confirmed the property was properly posted.

The Land Division Committee meeting was conducted virtually.

Participating were:

Agent: Bouma, Richard  
Interested party: Cupelli, Carmine

Mr. R. Bouma explained the nature of the application and advised the Committee the application will facilitate the creation of a new lot for the construction of a 224-bed long-term care facility. Mr. R. Bouma also advised the Committee that the proposed application implements a Minister's Zoning Order dated October 15, 2019.

Mr. R. Bouma further advised that there was a slight change to the configuration of the proposed parcels at the request of the Municipality of Clarington.

Assistant Secretary-Treasurer P. Aguilera confirmed the Committee, staff and all commenting agencies were in receipt of the revised documentation.

Committee Member D. Smith asked the agent to confirm that all other configurations and dimensions remained unchanged. Mr. R. Bouma answered in the affirmative.

Mr. C. Cupelli advised the Committee he was the abutting property owner since 1981 and was in support of the proposed development of a long-term care facility, provided it does not impact development at 2298 Highway 2. He also advised the Committee he felt that the proposed lot creation is ideally suited and will help facilitate much needed housing accommodation in the Municipality.

Committee Member C. Molinari noted the written submissions regarding roadway signalization and property maintenance issues from area residents and asked the agent to speak to those issues.

Mr. R. Bouma advised the Committee that site plan issues will be addressed by the Municipality of Clarington and that the resident concerns had no bearing on this application.

Acting Chair A. Georgieff noted the concerns of the residents were in fact a property standards by-law issue and therefore outside of the purview of this committee.

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.

A written submission was received from Carmaine Cupelli dated May 19, 2020

A written submission was received from Ana Boimiab dated May 7, 2020.

A written submission was received from Superior Rubber and Mulch dated May 6, 2020.

A written submission was received from Ruth McFarlane dated May 19, 2020.

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

### **Decision of the Committee**

Moved by: A. Camposeo

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 036/2020, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 14, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 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, June 04, 2021.
  - Expiry Date of Application LD 036/2020 is Monday, July 05, 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 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 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 036/2020 on Monday, May 25, 2020.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 23, 2020.