



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

Minutes

Monday, April 19, 2021

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 9:30 AM on Monday, April 19, 2021 with the following in attendance:

Present: A. Georgieff, Chair

Attending Virtually:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: D. Smith

Seconded by: A. Camposeo

That the minutes of the Monday, March 15, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, April 19, 2021

2. Review Consent Applications/Correspondence

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

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with an update regarding proposed amendments to the Planning Act as they relate to Land Division Committee applications.

He also provided members with new directions for claiming expenses.

4. Recess

Moved by: C. Molinari

Seconded by: E. Hudson

That this meeting be recessed 11:00 a.m.at and reconvene at 12:45.

Carried unanimously
Monday, April 19, 2021

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

5. Consideration of Consent Applications

1. File: LD 043/2017 - *Withdrawn*
Appendix 1
2. File: LD 035/2019 – *Considered by the Land Division Committee*
Appendix 2
3. File: LD 012/2021 – *Delegated to the Commissioner of Planning & Economic Development*
Appendix 3
4. File: LD 017/2021 - *Considered by the Land Division Committee*
Appendix 4
5. File: LD 026/2021 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 027/2021 - *Considered by the Land Division Committee*
Appendix 6
7. File: LD 042/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 7
8. File: LD 043/2021 - *Considered by the Land Division Committee*
Appendix 8
9. File: LD 044/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 9
10. File: LD 045/2021 - *Considered by the Land Division Committee*
Appendix 10
11. File: LD 046/2021 - *Considered by the Land Division Committee*
Appendix 11
12. File: LD 047/2021 - *Considered by the Land Division Committee*
Appendix 12
13. File: LD 048/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on May 10, 2021, virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Camposeo

Seconded by: K. Bavington

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held virtually on Monday, May 10, 2021.

Carried unanimously
Monday, April 19, 2021

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, April 19, 2021

File: LD 043/2017
Owner: 2335051 Ontario Limited
Agent: Miller Planning Services
Location: Lot 17, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 0.78 hectare industrial parcel of land, retaining a 1.2059 hectare parcel of land with an existing building

This matter was tabled from the April 15, 2019 hearing and automatically brought forward.

A letter was received on March 23, 2021, from Mr. R. Miller, the agent for the applicant, requesting the application be withdrawn.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 035/2019
Submission: B 045/2021
Owner: Iqbal, Wajid
Location: Lot 17, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 611.9 m² residential parcel of land, retaining a vacant 387.3 m² residential parcel of land for future development.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

Present was:

Agent: Khadra, Kyle – KBK Architects Inc.
Interested party: Palmer, Courtney

Mr. K. Khadra provided the Committee with a brief overview of the application. He advised the matter was tabled previously due to recommendations by the Toronto Region Conservation Authority. He further advised the Committee he was now in receipt of supportive comments from all agencies and was ready to proceed with the application.

Mr. C. Palmer advised the Committee he has lived at his home for over 30 years. He indicated that he believed there were limitations to construction from the cul-de-sac and sidewalk and expressed concerns related to disruption and noise levels due to the proposed construction. He further advised the existing road should be extended to accommodate the proposed development.

Mr. K. Khadra advised the Committee the road issue was addressed by the City of Pickering's as part of their conditions of approval. He further advised the owner will abide with zoning by-law requirements and minimize disturbance as much as possible.

Mr. C. Palmer asked when will construction begin.

Mr. K. Khadra confirmed construction will begin as soon as possible once all approvals have been obtained. He advised that both houses will be constructed at same time to limit disruption in the neighborhood.

Mr. C. Palmer expressed interest in purchasing the property.

Secretary-Treasurer L. Trombino advised Mr. C. Palmer his request is outside the scope of the Land Division Committee and should be pursued independent of this hearing.

Committee Member E. Hudson asked the agent to clarify the municipal address of the subject property as it is noted in the application as 26 Burnside Drive.

Mr. K. Khadra advised this was a historical address and a new address will be assigned by the Municipality in due course.

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

A written submission was received on April 12, 2021, from Dan Sultana.

A written submission was received on April 9, 2021 from Courtney Palmer.

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

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 035/2019, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 12, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated April 9, 2021, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated April 12, 2021.
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, April 29, 2022.
 - Expiry Date of Application LD 035/2019 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 035/2019 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri-Lynn O' Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 3



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

Consent Application considered on: Monday, April 19, 2021

File: LD 012/2021
Submission: B 049/2021
Owner: Dafopoulos, Nikolas & Kate
Dafopoulos, Fani
Agent: Dafopoulos, Nikolas
Location: Lot 27, Concession 1
Municipality: City of Pickering

Consent to sever a vacant 570 m² residential parcel of land, retaining a 1,567.1 m² residential parcel of land with an existing dwelling.

This matter was tabled from the January 11, 2021, hearing.

Application LD 012/2021 and LD 042/2021 were considered in conjunction.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 19-2020.

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

Agency comments were provided to Mr. N. Dafopoulos, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 012/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 12, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 14, 2021, financial and otherwise.
4. That Application LD 012/2021 be perfected prior to the completion of LD 042/2021. A Solicitor's Undertaking shall suffice in this regard.
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, April 29, 2022.
 - Expiry Date of Application LD 012/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: April 19, 2021

Application: LD 012/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 017/2021
Submission: B 046/2021
Owner: Chandradhas, Sivaguru & Selvaramany
Jaihindraj, Anuradha & Harihara
Agent: DP Realty Advisors
Location: Lot 2, Concession PLN396
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 1,069 m² residential parcel of land with an existing structure to be demolished, retaining a 1,085 m² residential parcel of land with an existing dwelling to be demolished.

This matter was tabled from the February 8, 2021 hearing.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

Present was:

Agent: Pearce, David - DP Realty Advisors

Mr. D. Pearce advised the Committee this matter was tabled due to Whitby's Interim Control By-Law, however, he has since obtained an exemption from the by-law and is now ready to proceed with the application today.

Mr. D. Pearce further advised the Committee that two concurrent minor variance applications associated with the subject property have been approved by the Town of Whitby.

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

A written submission was received on April 12, 2021, from Matt Howe.

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

Decision of the Committee

Moved by: K. Bavington

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 017/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 12, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated February 2, 2021, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated January 13, 2021, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 017/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 017/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 026/2021
Submission: B 047/2021
Owner: Khan, Khurram
Agent: Ahmed, Faysal
Location: Lot 33, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 244.76 m² residential parcel of land, retaining a 489.70 m² residential parcel of land for future development.

Applications LD 026/2021 and LD 027/2021 were heard in conjunction.

This matter was tabled from the February 8, 2021

The Committee member visited the site on April 5, 2021 and confirmed the property was properly posted.

Present was:

Owner: Khan, Khurram
Agent: Kaur, Tarunpreet

Mr. K. Khurram advised the Committee once the severance is approved he will demolish the existing building and construct three new townhouses on the newly created parcels. He further advised the applications were previously tabled as there were concerns from the City of Oshawa and the abutting property owner to

the west, however, those issues have now been resolved and he is ready to proceed with the application.

Committee member A. Arnott asked the owner to confirm that he is in receipt of and in agreement with the agency comments.

Ms. T. Kaur advised the Committee she was in receipt of all agency comments and is in agreement with same. She further advised the Committee, the owner has worked offline with area resident D . Joseph and has satisfied his concerns.

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

A written submission as received from Donavon Joseph on March 19, 2021.

Agency comments were provided electronically to Ms. T. Kaur, the agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 026/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 14, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 14, 2021, financial and otherwise.
4. That application LD 026/2021 be perfected prior to finalization of LD 027/2021. A Solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.

6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 026/2021 is Monday, May 30, 2022.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional 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 of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 026/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 027/2021
Submission: B 048/2021
Owner: Khan, Khurram
Agent: Ahmed, Faysal
Location: Lot 33, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 244.42 m² residential parcel of land, retaining a 245 m² residential parcel of land for future development.

Applications LD 026/2021 and LD 027/2021 were heard in conjunction.

This matter was tabled from the February 8, 2021

The Committee member visited the site on April 5, 2021 and confirmed the property was properly posted.

Present was:

Owner: Khan, Khurram
Agent: Kaur, Tarunpreet

Mr. K. Khurram advised the Committee once the severance is approved he will demolish the existing building and construct 3 new townhouses on the newly created parcels. He further advised the applications were previously tabled as there were concerns from the City of Oshawa and the abutting property owner to

the west, however, those issues have now been resolved and he is ready to proceed with the application.

Committee member A. Arnott asked the owner to confirm that he is in receipt of and in agreement with the agency comments.

Ms. T. Kaur advised the Committee she was in receipt of all agency comments and is in agreement with same. She further advised the Committee, the owner has worked offline with area resident D . Joseph and has satisfied his concerns.

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

A written submission as received from Donavon Joseph on March 19, 2021.

Agency comments were provided electronically to Ms. T. Kaur, the agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 027/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 14, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 14, 2021, financial and otherwise.
4. That application LD 026/2021 be perfected prior to finalization of LD 027/2021. A Solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.

6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 027/2021 is Monday, May 30, 2022.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional 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 of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 027/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 7



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

Consent Application considered on: Monday, April 19, 2021

File: LD 042/2021
Submission: B 050/2021
Owner: Dafopoulos, Nikolas & Kate
Dafopoulos, Fani
Agent: Dafopoulos, Nikolas
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 347 m² residential parcel of land to the north, retaining a 1,208.9 m² residential parcel of land with an existing dwelling.

This matter was tabled from the January 11, 2021, hearing.

Application LD 012/2021 and LD 042/2021 were considered in conjunction.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 19-2020.

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

Agency comments were provided to Mr. N. Dafopoulos, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 042/2021, 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 Works Department's letter dated March 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 12, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 14, 2021, financial and otherwise.
4. That Application LD 042/2021 be perfected prior to the completion of LD 012/2021. A Solicitor's Undertaking shall suffice in this regard.
5. 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 042/2021 is Monday, May 30, 2022.

Clearing Agencies

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

11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: April 19, 2021

Application: LD 042/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 043/2021
Submission: B 051/2021
Owner: Shanawaz, Mulaffer
Agent: OXM Engineering
Location: Lot 8, 9, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 611.7 m² residential parcel of land, retaining a 611.9 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on April 5, 2021 and confirmed the property was properly posted.

Present was:

Owner: Shanawaz, Mulaffer

Mr. M. Shanawaz explained the nature of the application and advised the Committee he will construct a new home on each of the newly created lots. He further advised the Committee he was in receipt of and in agreement with the agency comments.

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

A written submission was received on April 11, 2021, from J. Wu.

Agency comments were provided electronically to Mr. M. Shanawaz, the applicant.

Decision of the Committee

Moved by: C. Molinari

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 043/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 26, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 13, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 13, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 043/2021 is Monday, May 30, 2022.

Clearing Agencies

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 043/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 9



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

Consent Application considered on: Monday, April 19, 2021

File: LD 044/2021
Submission: B 052/2021
Owner: Hoy, Amanda
Agent: Hoy, Ken
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 505.69 m² residential parcel of land, retaining a 505.69 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

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

Agency comments were provided electronically to Ms. A. Hoy, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 044/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 13, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 13, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 044/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: April 19, 2021

Application: LD 044/2021

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, May 18, 2021.***

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 045/2021
Submission: B 053/2021
Owner: Barros, Paul
Location: Lot 16, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 669 m² residential parcel of land, retaining a 466 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 5, 2021 and confirmed the property was properly posted.

Present was:

Owner: Barros, Paul

Mr. P. Barros advised he will be building in accordance with the local zoning requirements.

Committee Member A. Arnott asked the owner to confirm if the driveway access will be from Tarn Court and asked how many trees will have to be removed in order to accommodate the continuation of the proposed dwelling.

Mr. P. Barros confirmed the access will be from Tarn Court and confirmed there are no plans to remove any of the existing trees.

Committee Member A. Arnott asked the owner to advise if the orientation of home will be changed that will face Tarn Court.

Mr. P. Barros advised the Committee he will construct an additional garage on the property.

Committee Member K. Bavington asked for clarification of access to the newly created parcel and the process for confirming said access is registered on title.

Secretary-Treasurer L. Trombino advised this is addressed in the City of Oshawa's comment letter and this condition will ensure the retained lands are merged with the existing wedge shaped parcel fronting Tarn Court.

Assistant Secretary-Treasurer P. Aguilera advised the Committee the City of Oshawa already noted this as a condition and Land Division staff will ensure this is completed prior to issuing the stamped deed.

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

A written submission was received on April 12, 2021, from Elizabeth Jamischak and Russel Stuart.

Agency comments were provided electronically to Mr. P. Barros, the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 045/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 14, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 045/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 045/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 046/2021
Submission: B 054/2021
Owner: Canada 9814396 Ltd.
Agent: Carr, Ryan
Location: Lot 16, Concession Blk 11
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 534 m² residential parcel of land, retaining a 460 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 3, 2021 and confirmed the property was properly posted.

Present was:

Agent: Carr, Ryan
Interested party: Whittle, Brad
Poole, Lance

Mr. R. Carr explained the nature of the application and advised the Committee the application will facilitate development of a semi-detached dwelling on the proposed parcel. He further advised the Committee he is agreeable with the Site triangle to the Municipality of Clarington.

In response to the written submission from area residents, Mr. R. Carr advised he is an area resident and as such shares concerns for the neighborhood. He indicated that this development would improve the value of neighborhood and

confirmed that the house will facilitate a two unit rental that will comply with all local zoning requirements.

Mr. B. Whittle expressed concerns related to a trend in the increase of development in the area over the last several years. He stated that there is a steady increase of micro lots with massive luxury semi-detached houses. He also expressed concerns related to loss of trees and character of neighborhood.

Mr. L. Poole expressed concerns related to loss of property value, renters in the community, loss of privacy and an increase in traffic.

Mr. R. Carr advised homes will be built to character of neighborhood and that there is no regulation to prevent rental homes in the area.

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

A written submission was received on March 29, 2021 from Brad Whittle.

A written submission was received on April 12, 2021 from Shannon Poole.

A written submission was received on April 12, 2021 from Ryan and Laura Rohrbach.

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

Decision of the Committee

Moved by: A. Camposeo

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 046/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 13, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 13, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 29, 2022.
 - Expiry Date of Application LD 046/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 046/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 19, 2021

File: LD 047/2021
Submission: B 055/2021
Owner: Salomone, Vittorio & Jaroslawa
Agent: Neal, Joseph
Location: Lot 2, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to add a vacant 653.2 m² residential parcel of land to the south, retaining a 2,125.3 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 5, 2021 and confirmed the property was properly posted.

Present was:

Agent: Neal, Joseph

Mr. J. Neal explained the nature of the application and advised the Committee the application will facilitate the reconfiguration of the existing parcels, however, no development is planned. He further advised the Committee he was in receipt of and in agreement with the agency comments.

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

A written submission was received on March 29, 2021, from Ron and Darlene Pillman.

A written submission was received on March 29, 2021, from Aimee Kennedy.

A written submission was received on April 13, 2021, from Dustin Cory.

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

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 047/2021 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 Planning and Economic Development Department's letter dated April 14, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 14, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That 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, April 29, 2022.
 - Expiry Date of Application LD 047/2021 is Monday, May 30, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional 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 City of Oshawa that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, April 19, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 047/2021 on Monday, April 19, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.

Appendix 13



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

Consent Application considered on: Monday, April 19, 2021

File: LD 048/2021
Submission: B 056/2021
Owner: Morawetz, Mitch
Agent: Juffs, Roy
Location: Lot 29, Concession 9
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2.46 HA agricultural parcel of land to the south, retaining a 75.17 hectare agricultural parcel of land.

The Committee member visited the site on April 3, 2021 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, Works and Health Departments, the Municipality of Clarington and the Ganaraska Region Conservation Authority.

Agency comments were provided electronically to Mr. M. Morawetz, 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 048/2021, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 13, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 13, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That 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, March 25, 2022.
 - Expiry Date of Application LD 048/2021 is Monday, May 30, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: April 19, 2021

Application: LD 048/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 18, 2021.