



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

Minutes

Monday, January 11, 2021

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M on Monday, January 11, 2021 with the following in attendance:

Present: A. Georgieff, Acting Chair and Town of Whitby Member
D. Smith, Township of Scugog Member

Attending Virtually:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: K. Bavington

Seconded by: D. Smith

That the minutes of the Monday, December 7, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, January 11, 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 advised the Committee Members the Town of Whitby has introduced an Interim Control By-Law which affects some consent applications south of Taunton Road. He further advised that Land Division staff continue to receive completed applications, in accordance with the requirements of the Planning Act, however, the Town of Whitby has advised they will likely recommend any such application would not be supported until the Interim Control By-Law tabling has been repealed.

4. Recess

Moved by: D. Smith

Seconded by: G. O'Connor

That this meeting be recessed at 11:15 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, January 11, 2021

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

5. Consideration of Consent Applications

1. File: LD 108/2019 - *Considered by the Land Division Committee*
Appendix 1
2. File: LD 047/2020 - *Considered by the Land Division Committee*
Appendix 4
3. File: LD 081/2020 - *Considered by the Land Division Committee*
Appendix 5
4. File: LD 002/2021 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 9
5. File: LD 003/2021 - *Considered by the Land Division Committee*
Appendix 10
6. File: LD 004/2021 - *Considered by the Land Division Committee*
Appendix 11
7. File: LD 005/2021 - *Considered by the Land Division Committee*
Appendix 12
8. File: LD 006/2021 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 13
9. File: LD 007/2021 - *Considered by the Land Division Committee*
Appendix 14
10. File: LD 008/2021 - *Considered by the Land Division Committee*
Appendix 15
11. File: LD 009/2021 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 16
12. File: LD 010/2021 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 17
13. File: LD 011/2021 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 18
14. File: LD 012/2021 - *Considered by the Land Division Committee*
Appendix 19

15. File: LD 013/2021 - *Considered by the Land Division Committee*
Appendix 20

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on February 8, 2021, virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: D. Smith

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held virtually on February 8, 2021.

Carried unanimously
Monday, January 11, 2021

8. Appendices

Appendix 1



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, January 11, 2021

File: LD 108/2019
Submission: B 001/2021
Owner: Smith, Jeremy
Ilioski, Mile
Agent: Petrie, Alan
Location: Lot 27, Concession 1
Municipality: City of Pickering

Consent to sever a 1,503.89 m² residential parcel of land, retaining a 1,416.18 m² residential parcel of land with an existing dwelling to be demolished.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Petrie, Alan

Mr. A. Petrie explained the nature of the application and advised the Committee he was in receipt of the neighbor's written submission raising concerns and has since met with that resident and is currently addressing their concerns.

He further advised the Committee the proposed dwelling will contain a walk out basement located on the same grade as the abutting property and will therefore not pose any drainage issues for the abutting property.

Committee Member A. Arnott asked the agent if he was in receipt of and in agreement with the agency comments. Mr. A. Petrie answered in the affirmative.

Committee Member A. Camposeo referred the Committee to the Regional Planning comments that would address the retaining wall issue.

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

A written submission was received from Chris Bell on December 24, 2020.

Agency comments were provided electronically to Mr. A. Petrie, the agent for the owner.

Decision of the Committee

Moved by: E. Hudson

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 108/2019, 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 January 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 5, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 5, 2021, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated January 5, 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, January 21, 2022.
 - Expiry Date of Application LD 108/2019 is Monday, February 21, 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 advised in writing by the Toronto Region Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 108/2019 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 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, January 11, 2021

File: LD 047/2020
Submission: B 002/2021
Owner: Dsouza, Neil
Agent: Lennox, Stephen
Location: Lot 7, Concession 2
Municipality: City of Oshawa

Consent to sever a vacant 807.2 m² residential parcel of land, retaining a 933.3 m² residential parcel of land with an existing dwelling to be demolished.

This matter was tabled from the July 20, 2020 hearing.

Applications LD 047/2020 and LD 007/2021 were heard in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Lennox, Stephen
Interested party: Carr, Ryan

Mr. S. Lennox explained the nature of the application and advised the Committee he was in receipt of and in agreement with agency comments.

Committee Member K. Bavington asked the agent to confirm whether he was aware of the Region's road widening requirement. Mr. S. Lennox answered in 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.

Agency comments were provided electronically to Mr. S. Lennox, the agent for the owner.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 047/2020, be approved, as revised, 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 January 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 4, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 047/2020 is Monday, February 21, 2022.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of 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 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, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 047/2020 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 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, January 11, 2021

File: LD 081/2020
Submission: B 003/2021
Owner: Kelm, Lee & Lori
Agent: DP Realty Advisors
Location: Lot Pt Lt 8, Concession 6
Municipality: Municipality of Clarington

Consent to sever a vacant 4,076.85 m² hamlet lot, retaining a 4,074.80 m² hamlet lot with an existing dwelling to remain.

This application was tabled from the November 2, 2020 hearing.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Pearce, Dave - DP Realty Advisors

Mr. D. Pearce advised the Committee the application was tabled previously in order to address a potential septic encroachment issue. He indicated he has worked with the abutting property owner to identify location of the septic system and has now confirmed there is no septic system encroachment on the subject property.

Mr. D. Pearce further advised the Committee there was a technical report completed to confirm that there will be no adverse ground water impacts on the area with the construction of an additional well on the proposed lot.

Mr. D. Pearce directed the Committee to the comments received from the Regional Health Department indicating their support of the application at this time. He also advised the Committee the Owner has completed the Site Screening Questionnaire as well as the Phase 1 and 2 Archaeological study and it has been sent to Province for their review and approval.

Committee Member A. Arnott asked if septic bed was located on the subject property. Mr. D. Pearce reconfirmed the septic bed is not on the subject property.

Committee Member C. Molinari asked Mr. D. Pearce if he had reviewed the concerns raised by an area resident regarding future use of the barn, flooding, drainage, loss of trees and character of neighborhood, as well as parking issues.

Mr. D. Pearce advised the Committee the applicant will submit grading and drainage plans to the local municipality for review. He further advised the Architectural plan will be reviewed and approved by the Clarington Building and Planning Department.

Mr. D. Pearce further advised the Committee the trees on the property will be preserved where possible and indicated he does not foresee any parking issues as a result of this development due to the size of the proposed lot.

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.

A written submission as received on January 11, 2021 from Cindy Roberts.

A written submission as received on January 3, 2021 from Kim Vaneyk and Gord Tilly.

A written submission as received on December 30, 2020 from John Vaneyk and Jacqueline Vaneyk.

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

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 submission, I hereby move that application LD 081/2020, 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 Health Department's letter dated December 31, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 30, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 18, 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, January 21, 2022.
 - Expiry Date of Application LD 081/2020 is Monday, February 21, 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 Health 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, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 081/2020 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 9



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

Consent Application considered on: Monday, January 11, 2021

File: LD 002/2021
Submission: B 004/2021
Owner: Durham District School Board
Agent: Durham District School Board
Location: Lot Pt Lt 15, Concession 2
Municipality: City of Oshawa

Consent to sever a vacant 1.117 hectare institutional parcel of land, retaining an 8.7 hectare institutional parcel of land with existing structure to remain.

The Committee member visited the site on December 24, 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 City of Oshawa.

Agency comments were provided electronically to Ms. C. Trombino, 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 002/2021, 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 December 15, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 24, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 002/2021 is Monday, February 21, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of 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 of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: January 11, 2021

Application: LD 002/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 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, January 11, 2021

File: LD 003/2021
Submission: B 005/2021
Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt.
Location: Lot PT BLK N
Municipality: Town of Ajax

Consent to add a 1,460 m² industrial parcel of land to the south, retaining a 3,265 m² parcel of land with an existing structure to remain. Application will rectify existing encroachment.

Applications LD 003/2021 through LD 005/2021 were heard in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Glass, Andrew - The Properties Group Mgmt.

Mr. A. Glass explained the nature of the application and advised the Committee the intent of the first application is to spoil the original consent granted in 1979 which would effectively revert the parcels to original configuration. He further advised the Committee the second application will create a new lot to rectify the existing encroachment of the existing building and will include an access easement. Mr. A. Glass advised the final application will facilitate the reciprocal easement needed in relation to the second application.

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

Agency comments were provided electronically to Mr. A. Glass, the agent for the owner.

Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 003/2021 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 January 6, 2021.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 003/2021 is Monday, February 21, 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 Town of Ajax 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, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 003/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 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, January 11, 2021

File: LD 004/2021
Submission: B 006/2021
Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt.
Location: Lot PT BLK N
Municipality: Town of Ajax

Consent to sever a 3,264.9 m² industrial parcel of land, retaining a 6,033.3 m² industrial parcel of land with an existing structure to remain. Application includes easement.

Applications LD 003/2021 through LD 005/2021 were heard in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Glass, Andrew - The Properties Group Mgmt.

Mr. A. Glass explained the nature of the application and advised the Committee the intent of the first application is to spoil the original consent granted in 1979 which would effectively revert the parcels to original configuration. He further advised the Committee the second application will create a new lot to rectify the existing encroachment of the existing building and will include an access easement. Mr. A. Glass advised the final application will facilitate the reciprocal easement needed in relation to the second application.

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

A written submission was received on January 6, 2021 from Camille Atrache.

Agency comments were provided electronically to Mr. A. Glass, the agent for the owner.

Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 004/2021, 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 Planning and Economic Development Department's letter dated January 6, 2021.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 004/2021 is Monday, February 21, 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 Town of Ajax that condition #2 has been carried out to its satisfaction.

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 004/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 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, January 11, 2021

File: LD 005/2021
Submission: B 007/2021
Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt.
Location: Lot PT BLK N
Municipality: Town of Ajax

Consent to grant a 319 m² access easement in favour of the property to the north, retaining a 5,714 m² industrial parcel of land.

Applications LD 003/2021 through LD 005/2021 were heard in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Glass, Andrew - The Properties Group Mgmt.

Mr. A. Glass explained the nature of the application and advised the Committee the intent of the first application is to spoil the original consent granted in 1979 which would effectively revert the parcels to original configuration. He further advised the Committee the second application will create a new lot to rectify the existing encroachment of the existing building and will include an access easement. Mr. A. Glass advised the final application will facilitate the reciprocal easement needed in relation to the second application.

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

Agency comments were provided electronically to Mr. A. Glass, the agent for the owner.

Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 005/2021 be approved, 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 January 6, 2021.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 005/2021 is Monday, February 21, 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 Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 005/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 13



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

Consent Application considered on: Monday, January 11, 2021

File: LD 006/2021
Submission: B 008/2021
Owner: Simsim Construction Inc.
Agent: Al-mutair, Adel
Location: Lot 92, Concession RCP
Municipality: City of Pickering

Consent to sever a vacant 697 m² residential parcel of land, retaining a 697 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on December 24, 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 City of Pickering.

Agency comments were provided electronically to Mr. Adel Al-Mutair, 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 006/2021, 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 December 15, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 4, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 4, 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, January 21, 2022.
 - Expiry Date of Application LD 006/2021 is Monday, February 21, 2022.

Clearing Agencies

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

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

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

Date: January 11, 2021

Application: LD 006/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 14



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, January 11, 2021

File: LD 007/2021
Owner: Dsouza, Neil
Agent: Lennox, Stephen
Location: Lot 7, Concession 2
Municipality: City of Oshawa

Consent to sever a vacant 403.5 m² residential parcel of land, retaining a 403.7 m² residential parcel of land.

Applications LD 047/2020 and LD 007/2021 were heard in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

Present was:

Agent: Lennox, Stephen
Interested party: Carr, Ryan

Mr. S. Lennox explained the nature of the application and advised the Committee he was in receipt of and in agreement with agency comments.

Committee Member K. Bavington asked the agent to confirm whether he was aware of the Region's road widening requirement. Mr. S. Lennox answered in 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.

Agency comments were provided electronically to Mr. S. Lennox, the agent for the owner.

Motion of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 007/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than January 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 007/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 15



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, January 11, 2021

File: LD 008/2021
Owner: Wagner, Carolyn Ann
Wagner, Glenn Theodor
Agent: H F Grander Co. Ltd.
Location: Lot 28, Concession 6
Municipality: Township of Uxbridge

Consent to sever a vacant 541 m² residential parcel of land, retaining a 648 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on December 28, 2020 and confirmed the property was properly posted.

There were no parties present.

A written submission was received on January 8, 2021 from Mr. R. Grander, agent for the owner.

Committee Member C. Molinari acknowledged the receipt of updated comments from the Township of Uxbridge dated January 11, 2021, and asked staff if the Township of Uxbridge's position had been changed.

Secretary-Treasurer L. Trombino advised the Committee Local Council met earlier this morning and their position remains unchanged and have issued a further tabling recommendation.

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

A written submission was received on January 11, 2021 from Jason and Carolyn Cottrell.

Agency comments were provided electronically to Mr. R. Grander, the agent for the owner.

Motion of the Committee

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 008/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than January 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 008/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 16



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

Consent Application considered on: Monday, January 11, 2021

File: LD 009/2021
Submission: B 009/2021
Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to add a vacant 1,027 m² residential parcel of land to the north, retaining a 1,182 m² residential parcel of land with an existing dwelling to remain.

Applications LD 009/2021 through LD 011/2021 were considered in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Foley, 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 009/2021, 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 January 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 29, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 6, 2021, financial and otherwise.
4. 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.
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, January 21, 2022.
 - Expiry Date of Application LD 009/2021 is Monday, February 21, 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.

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

Date: January 11, 2021

Application: LD 009/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 17



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

Consent Application considered on: Monday, January 11, 2021

File: LD 010/2021
Submission: B 010/2021
Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 369 m² residential parcel of land , retaining a vacant 771 m² residential parcel of land with an existing dwelling to remain.

Applications LD 009/2021 through LD 011/2021 were considered in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Foley, 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 010/2021, 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 January 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 29, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 010/2021 is Monday, February 21, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of 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 of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: January 11, 2021

Application: LD 010/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 18



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

Consent Application considered on: Monday, January 11, 2021

File: LD 011/2021
Submission: B 011/2021
Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 359 m² residential parcel of land , retaining a vacant 412 m² residential parcel of land with an existing dwelling to remain.

Applications LD 009/2021 through LD 011/2021 were considered in conjunction.

The Committee member visited the site on December 24, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Foley, 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 011/2021, 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 January 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 29, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 6, 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, January 21, 2022.
 - Expiry Date of Application LD 011/2021 is Monday, February 21, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of 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 of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Date: January 11, 2021

Application: LD 011/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.

Appendix 19



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, January 11, 2021

File: LD 012/2021
Owner: Dafopoulos, Fani
Dafopoulos, Nikolas & Kate
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.

The Committee member visited the site on December 29, 2020 and confirmed the property was not properly posted.

Present was:

Agent: Dafopoulos, Nikolas

Mr. N. Dafopoulos explained the nature of the application. He advised the Committee he was in agreement with the tabling recommendation. He further advised that he will be submitting an additional consent application as required by the City of Pickering in order to address the lot configuration issues.

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.

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

Motion of the Committee

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 012/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than January 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 012/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 20



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, January 11, 2021

File: LD 013/2021
Submission: B 012/2021
Owner: Aleksandr Bolotenko as Trustee for the Estate of Alfred Mark
Agent: Macdonell, Larry
Location: Lot 9, Concession 2
Municipality: Municipality of Clarington

Consent to sever a vacant 812,094 m² agricultural parcel of land, retaining an 86,881 m² residential parcel of land.

The Committee member visited the site on December 28, 2020 and confirmed the property was properly posted.

Present was:

Agent: Macdonell, Larry
Interested party: Donadel, Ray

Mr. L. Macdonell explained the nature of the application and advised the Committee the application will facilitate the severance of a new parcel of land that will be conveyed to the farmer currently cultivating the subject lands. He further advised a plan of subdivision is proposed for the retained lands.

Mr. R. Donadel expressed concerns related to increase in traffic flow, flooding and the lack of proper posting. He asked for clear direction on the intention of the application and what will be developed on the property.

Chair A. Georgieff advised Mr. Donadel the intent of the application is simply to sever the land in order to create separate legally conveyable parcels and that development details will be addressed at a later date through a separate public process.

Committee Member C. Molinari advised Mr. Donadel that most of his approval process concerns would be addressed at later stage through the subdivision approval process. She reiterated Chair Georgieff's earlier statement that this application is simply to create a separate legally conveyable parcel.

Mr. R. Donadel also expressed concerns related to the access point for the farming equipment if agricultural the lands are severed.

Committee Member C. Molinari advised there is an existing access in place that will accommodate any agricultural equipment.

Committee Member A. Arnott asked Mr. Donadel when he the visited site. Mr. Donadel advised he visited the site yesterday and there were no signs posted.

Mr. L. Macdonell confirmed the signs were properly posted on December 21, 2020 in accordance with the requirements of the Planning Act.

Committee Member A. Camposeo reconfirmed the site was properly posted when she completed her site inspection.

Secretary-Treasurer L. Trombino commented on the concerns raised by Mr. Donadel and advised any multiple lot development will also likely require a Hydrogeological study which would address any impact to ground water quality and quantity.

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

A written submission was received on January 5, 2021 from Peggy Mcgarry.

A written submission was received on January 4, 2021 from Trevor and Angie Martin.

A written submission was received on December 30, 2020 from Ray Donadel.

A written submission was received on December 30, 2020 from John Leblanc.

Agency comments were provided electronically to Mr. L. Macdonell, agent for the owner.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 013/2021, 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 Planning and Economic Development Department's letter dated January 4, 2021.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated December 31, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 18, 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, January 21, 2022.
 - Expiry Date of Application LD 013/2021 is Monday, February 21, 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 Regional Health Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, January 11, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 013/2021 on Monday, January 11, 2021.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 9, 2021.