



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

**Minutes**

**Monday, November 01, 2021**

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

The Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M on Monday, November 1, 2021 with the following in attendance:

Present:

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

Present:

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

**1. Adoption of Minutes**

Moved by: G. O'Connor

Seconded by: E. Hudson

That the minutes of the Monday, October 04, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, November 01, 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 reopening of regional facilities and vaccination requirements of staff.

## **4. Recess**

Moved by: D. Smith

Seconded by: A. Arnott

That this meeting be recessed at 10:45 a.m. and reconvene at 12:45 p.m.

Carried unanimously  
Monday, November 01, 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-2021-00024 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 1
2. **File: LD-2021-00025 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 2
3. **File: LD-2021-00026 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 3
4. **File: LD-2021-00027 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 4
5. **File: LD-2021-00028 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 5
6. **File: LD-2021-00029 - *Considered by the Land Division Committee***  
Appendix 6
7. **File: LD-2021-00030 - *Considered by the Land Division Committee***  
Appendix 7
8. **File: LD-2021-00031 - *Considered by the Land Division Committee***  
Appendix 8
9. **File: LD-2021-00032 - *Considered by the Land Division Committee***  
Appendix 9
10. **File: LD-2021-00033 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 10
11. **File: LD-2021-00034 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 11
12. **File: LD-2021-00035 - *Delegated to the Commissioner of Planning & Economic Development***  
Appendix 12
13. **File: LD-2021-00036 - *Considered by the Land Division Committee***  
Appendix 13

## 6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, December 06, 2021.

**7. Adjournment**

Moved by: K. Bavington

Seconded by: A. Arnott

That this meeting be adjourned at 1:30 PM and the next regular meeting be held virtually on Monday, December 06, 2021.

Carried unanimously  
Monday, November 01, 2021

**8. Appendices**

**Appendix 1.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00024  
**Submission:** B 108/2021  
**Owner:** Mark Raoul Pinguet  
Donna Lynn Pinguet  
**Agent:** Wilson Associates  
**Location:** Lot 1, Concession 14  
**Municipality:** Township of Brock

***Consent to add a vacant 188 m2 hamlet parcel of land to the north, retaining a 3,718 m2 hamlet parcel of land.***

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, and the Township of Brock.

Agency comments were provided electronically to Carol Cameron, 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 2021-00024, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
2. 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.
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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00024 is Monday, December 12, 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 satisfied that the time periods outlined in condition #4 have been adhered to.

***Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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.

Land Division Committee – Minutes  
Monday, November 01, 2021

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00024

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 2.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00025  
**Submission:** B 109/2021  
**Owner:** 812716 Ontario Ltd.  
**Agent:** Batory Planning  
**Location:** Lot 9, Concession 1  
**Municipality:** Municipality of Clarington

***Consent to Sever a vacant 390 m2 residential parcel of land, retaining a 1,099 m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 2021-00025 and LD 2021-00026 were considered in conjunction.

The Committee member visited the site on Monday, October 18, 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 Commissioner 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 Paul Demczak, 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 2021-00025, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, October 18, 2021, financial and otherwise.
4. That application LD 2021-00025 be perfected prior to application LD 2021-00026. 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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00025 is Monday, December 12, 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 Municipality of Clarington 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 prior to the last date for fulfilling 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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00025

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 3.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00026  
**Submission:** B 110/2021  
**Owner:** 812716 Ontario Ltd.  
**Agent:** Batory Planning  
**Location:** Lot 9, Concession 1  
**Municipality:** Municipality of Clarington

***Consent to Sever a vacant 390 m2 residential parcel of land, retaining a 1,099 m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 2021-00025 and LD 2021-00026 were considered in conjunction.

The Committee member visited the site on Monday, October 18, 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 Commissioner 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 Paul Demczak, 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 2021-00026, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, October 18, 2021, financial and otherwise.
4. That application LD 2021-00025 be perfected prior to application LD 2021-00026. 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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00026 is Monday, December 12, 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 Municipality of Clarington 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 prior to the last date for fulfilling 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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00026

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 4.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00027  
**Submission:** B 111/2021  
**Owner:** Dustin DeNoble  
**Agent:** Dustin DeNoble  
**Location:** Lot 25, Concession 2  
**Municipality:** Town of Whitby

***Consent to sever a 289 m<sup>2</sup> residential parcel of land, retaining a 524 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.***

Applications LD 2021-00027 and LD 2021-00028 were considered in conjunction.

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the Town of Whitby.

Agency comments were provided electronically to Dustin DeNoble, 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 2021-00027, 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 Friday, October 15, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, October 15, 2021, financial and otherwise.
4. That application LD 2021-00027 be perfected prior to application LD 2021-00028. 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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00027 is Monday, December 12, 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.

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 #6 have been adhered to.

***Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00027

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***



**Appendix 5.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00028  
**Submission:** B 112/2021  
**Owner:** Dustin DeNoble  
**Agent:** Dustin DeNoble  
**Location:** Lot 25, Concession 2  
**Municipality:** Town of Whitby

***Consent to sever a 234 m2 residential parcel of land, retaining a 290 m2 residential parcel of land with an existing dwelling to be demolished.***

Applications LD 2021-00027 and LD 2021-00028 were considered in conjunction.

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the Town of Whitby.

Agency comments were provided electronically to Dustin DeNoble, 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 2021-00028, 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 Friday, October 15, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, October 15, 2021, financial and otherwise.
4. That application LD 2021-00027 be perfected prior to application LD 2021-00028. 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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00028 is Monday, December 12, 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.
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 #6 have been adhered to.

***Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00028

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 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, November 01, 2021

**File:** LD-2021-00029  
**Submission:** B 113/2021  
**Owner:** The Highmark Group Inc.  
**Agent:** The Biglieri Group  
**Location:** Lot 6, Range 2  
**Municipality:** Town of Ajax

***Consent to sever a vacant 765.7 m<sup>2</sup> residential parcel of land, retaining a 3,183.3 m<sup>2</sup> residential parcel of land.***

Applications LD 2021-00029 through LD 2021-00032 were heard in conjunction.

The Committee member visited the site on Monday, October 18, 2021 and confirmed the property was properly posted.

**Present were:**

Agent: Pettigrew, Mike – The Biglieri Group

Zanders, Manny -The Biglieri Group

Mr. M. Pettigrew explained the nature of the applications and provided the Committee with an overview of the intent of the applications. He advised the lots being proposed conform to the Regional Official Plan, the Ajax Official Plan and zoning by-laws.

He indicated that vehicular access and supply will be for freehold homes and the frontage will be from Pickering Beach Road for lots 1 through 4 with the frontage for Lot 5 from Rangeline Road.

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Monday, November 01, 2021

He further advised the Committee there may a future minor variance application to address vehicular access and servicing.

Mr. M. Pettigrew advised the Committee he was in receipt of the resident submissions and confirmed their concerns will be taken into consideration up to and including those concerns related to construction, noise, dust and traffic and indicated they will be subject to a construction management plan. He indicated each property be subject to a site plan agreement which will be administered by the Town of Ajax and which will address matters such as drainage and storm water.

Mr. M. Pettigrew further advised the Committee he was in receipt of and in agreement with the agency comments and conditions.

Committee Member A. Arnott asked the agent to speak to the configuration of the proposed lots and whether the driveway access for the corner lot would be from Rangeline Road or Pickering Beach Road.

Mr. M. Pettigrew advised the Town has advised lots 1 and 2 would be paired and lots 3 and 4 paired on Pickering Beach Road and Lot 5 would be fronting on Rangeline Road. He indicated if there are issues at construction of the dwelling then a new driveway will be developed from Rangeline Road for the corner lot.

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

Written submissions were received on October 15, 2021 and October 26, 2021 from Natasha Murdoch.

A written submission was received on October 18, 2021 from John Longo.

A written submission was received on October 18, 2021 from Helen Ehlers.

A written submission was received on October 19, 2021, from Geoffrey Nie.

Agency comments were provided electronically to Manny Zanders, agent for the applicant.

**Decision of the Committee**

Moved by: C. Molinari

Seconded by: K. Bavington

Land Division Committee – Minutes  
Monday, November 01, 2021

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00029, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 01, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, October 28, 2021, financial and otherwise.
4. That applications LD 2021-00029 through LD 2021-000032 be finalized in sequential order to avoid natural severances. A Solicitor's Undertaking in this regard shall be required.
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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00029 is Monday, December 12, 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 Ajax 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 prior to the last date for fulfilling 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.

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**Carried unanimously**

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00029 on Monday, November 01, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***



**Appendix 7.**



**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, November 01, 2021

**File:** LD-2021-00030  
**Submission:** B 114/2021  
**Owner:** The Highmark Group Inc.  
**Agent:** The Biglieri Group  
**Location:** Lot 6, Range 2  
**Municipality:** Town of Ajax

***Consent to sever a vacant 855.5 m2 residential parcel of land, retaining a 2,418 m2 residential parcel of land.***

Applications LD 2021-00029 through LD 2021-00032 were heard in conjunction.

The Committee member visited the site on Monday, October 18, 2021 and confirmed the property was properly posted.

**Present were:**

Agent: Pettigrew, Mike – The Biglieri Group

Zanders, Manny -The Biglieri Group

Mr. M. Pettigrew explained the nature of the applications and provided the Committee with an overview of the intent of the applications. He advised the lots being proposed conform to the Regional Official Plan, the Ajax Official Plan and zoning by-laws.

He indicated that vehicular access and supply will be for freehold homes and the frontage will be from Pickering Beach Road for lots 1 through 4 with the frontage for Lot 5 from Rangeline Road.

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Monday, November 01, 2021

He further advised the Committee there may a future minor variance application to address vehicular access and servicing.

Mr. M. Pettigrew advised the Committee he was in receipt of the resident submissions and confirmed their concerns will be taken into consideration up to and including those concerns related to construction, noise, dust and traffic and indicated they will be subject to a construction management plan. He indicated each property be subject to a site plan agreement which will be administered by the Town of Ajax and which will address matters such as drainage and storm water.

Mr. M. Pettigrew further advised the Committee he was in receipt of and in agreement with the agency comments and conditions.

Committee Member A. Arnott asked the agent to speak to the configuration of the proposed lots and whether the driveway access for the corner lot would be from Rangeline Road or Pickering Beach Road.

Mr. M. Pettigrew advised the Town has advised lots 1 and 2 would be paired and lots 3 and 4 paired on Pickering Beach Road and Lot 5 would be fronting on Rangeline Road. He indicated if there are issues at construction of the dwelling then a new driveway will be developed from Rangeline Road for the corner lot.

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

Written submissions were received on October 15, 2021 and October 26, 2021 from Natasha Murdoch.

A written submission was received on October 18, 2021 from John Longo.

A written submission was received on October 18, 2021 from Helen Ehlers.

A written submission was received on October 19, 2021, from Geoffrey Nie.

Agency comments were provided electronically to Manny Zanders, agent for the applicant.

**Decision of the Committee**

Moved by: C. Molinari

Seconded by: K. Bavington

Land Division Committee – Minutes  
Monday, November 01, 2021

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00030, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 01, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, October 28, 2021, financial and otherwise.
4. That applications LD 2021-00029 through LD 2021-000032 be finalized in sequential order to avoid natural severances. A Solicitor's Undertaking in this regard shall be required.
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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00030 is Monday, December 12, 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 Ajax 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 prior to the last date for fulfilling 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.

Land Division Committee – Minutes  
Monday, November 01, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00030 on Monday, November 01, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 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, November 01, 2021

**File:** LD-2021-00031  
**Submission:** B 115/2021  
**Owner:** The Highmark Group Inc.  
**Agent:** The Biglieri Group  
**Location:** Lot 6, Range 2  
**Municipality:** Town of Ajax

***Consent to sever a vacant 698 m2 residential parcel of land, retaining a 1,629.8 m2 residential parcel of land.***

Applications LD 2021-00029 through LD 2021-00032 were heard in conjunction.

The Committee member visited the site on Monday, October 18, 2021 and confirmed the property was properly posted.

**Present were:**

Agent: Pettigrew, Mike – The Biglieri Group

Zanders, Manny -The Biglieri Group

Mr. M. Pettigrew explained the nature of the applications and provided the Committee with an overview of the intent of the applications. He advised the lots being proposed conform to the Regional Official Plan, the Ajax Official Plan and zoning by-laws.

He indicated that vehicular access and supply will be for freehold homes and the frontage will be from Pickering Beach Road for lots 1 through 4 with the frontage for Lot 5 from Rangeline Road.

Land Division Committee – Minutes  
Monday, November 01, 2021

He further advised the Committee there may a future minor variance application to address vehicular access and servicing.

Mr. M. Pettigrew advised the Committee he was in receipt of the resident submissions and confirmed their concerns will be taken into consideration up to and including those concerns related to construction, noise, dust and traffic and indicated they will be subject to a construction management plan. He indicated each property be subject to a site plan agreement which will be administered by the Town of Ajax and which will address matters such as drainage and storm water.

Mr. M. Pettigrew further advised the Committee he was in receipt of and in agreement with the agency comments and conditions.

Committee Member A. Arnott asked the agent to speak to the configuration of the proposed lots and whether the driveway access for the corner lot would be from Rangeline Road or Pickering Beach Road.

Mr. M. Pettigrew advised the Town has advised lots 1 and 2 would be paired and lots 3 and 4 paired on Pickering Beach Road and Lot 5 would be fronting on Rangeline Road. He indicated if there are issues at construction of the dwelling then a new driveway will be developed from Rangeline Road for the corner lot.

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

Written submissions were received on October 15, 2021 and October 26, 2021 from Natasha Murdoch.

A written submission was received on October 18, 2021 from John Longo.

A written submission was received on October 18, 2021 from Helen Ehlers.

A written submission was received on October 19, 2021, from Geoffrey Nie.

Agency comments were provided electronically to Manny Zanders, agent for the applicant.

**Decision of the Committee**

Moved by: C. Molinari

Seconded by: K. Bavington

Land Division Committee – Minutes  
Monday, November 01, 2021

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00031, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 01, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, October 28, 2021, financial and otherwise.
4. That applications LD 2021-00029 through LD 2021-000032 be finalized in sequential order to avoid natural severances. A Solicitor's Undertaking in this regard shall be required.
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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00031 is Monday, December 12, 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 Ajax 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 prior to the last date for fulfilling 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.

Land Division Committee – Minutes  
Monday, November 01, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00031 on Monday, November 01, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 9.**



**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, November 01, 2021

**File:** LD-2021-00032  
**Submission:** B 116/2021  
**Owner:** The Highmark Group Inc.  
**Agent:** The Biglieri Group  
**Location:** Lot 6, range 2  
**Municipality:** Town of Ajax

***Consent to sever a vacant 698.6 m<sup>2</sup> residential parcel of land, retaining a 931.2 m<sup>2</sup> residential parcel of land.***

Applications LD 2021-00029 through LD 2021-00032 were heard in conjunction.

The Committee member visited the site on Monday, October 18, 2021 and confirmed the property was properly posted.

**Present were:**

Agent: Pettigrew, Mike – The Biglieri Group

Zanders, Manny -The Biglieri Group

Mr. M. Pettigrew explained the nature of the applications and provided the Committee with an overview of the intent of the applications. He advised the lots being proposed conform to the Regional Official Plan, the Ajax Official Plan and zoning by-laws.

He indicated that vehicular access and supply will be for freehold homes and the frontage will be from Pickering Beach Road for lots 1 through 4 with the frontage for Lot 5 from Rangeline Road.

Land Division Committee – Minutes  
Monday, November 01, 2021

He further advised the Committee there may a future minor variance application to address vehicular access and servicing.

Mr. M. Pettigrew advised the Committee he was in receipt of the resident submissions and confirmed their concerns will be taken into consideration up to and including those concerns related to construction, noise, dust and traffic and indicated they will be subject to a construction management plan. He indicated each property be subject to a site plan agreement which will be administered by the Town of Ajax and which will address matters such as drainage and storm water.

Mr. M. Pettigrew further advised the Committee he was in receipt of and in agreement with the agency comments and conditions.

Committee Member A. Arnott asked the agent to speak to the configuration of the proposed lots and whether the driveway access for the corner lot would be from Rangeline Road or Pickering Beach Road.

Mr. M. Pettigrew advised the Town has advised lots 1 and 2 would be paired and lots 3 and 4 paired on Pickering Beach Road and Lot 5 would be fronting on Rangeline Road. He indicated if there are issues at construction of the dwelling then a new driveway will be developed from Rangeline Road for the corner lot.

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

Written submissions were received on October 15, 2021 and October 26, 2021 from Natasha Murdoch.

A written submission was received on October 18, 2021 from John Longo.

A written submission was received on October 18, 2021 from Helen Ehlers.

A written submission was received on October 19, 2021, from Geoffrey Nie.

Agency comments were provided electronically to Manny Zanders, agent for the applicant.

**Decision of the Committee**

Moved by: C. Molinari

Seconded by: K. Bavington

Land Division Committee – Minutes  
Monday, November 01, 2021

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00032, 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 Monday, October 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 01, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, October 28, 2021, financial and otherwise.
4. That applications LD 2021-00029 through LD 2021-000032 be finalized in sequential order to avoid natural severances. A Solicitor's Undertaking in this regard shall be required.
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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00032 is Monday, December 12, 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 Ajax 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 prior to the last date for fulfilling 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.

Land Division Committee – Minutes  
Monday, November 01, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00032 on Monday, November 01, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.**

**Appendix 10.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00033  
**Submission:** B 117/2021  
**Owner:** Baseline Properties Ltd (Courtice)  
**Agent:** Clark Consulting Services  
**Location:** Part Lot 9, Concession: BFC  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 0.6,924 ha industrial parcel of land, retaining a 2.895 ha industrial parcel of land with an existing structure to remain. This application include easement.***

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Municipality of Clarington.

Agency comments were provided electronically to Hugh Stewart, 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 2021-00033, 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 Friday, October 29, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, October 18, 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:
  1. Last date for fulfilling Conditions is Thursday, November 10, 2022.
  2. Expiry Date of Application LD-2021-00033 is Monday, December 12, 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 prior to the last date for fulfilling conditions.***

### **Advisory Comments**

1. Ministry of Transportation Comments dated Monday, October 25, 2021
2. Central Lake Ontario Conservation Authority comments dated Tuesday, October 19, 2021.
3. 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-

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Monday, November 01, 2021

Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00033

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 11.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00034  
**Submission:** B 118/2021  
**Owner:** Mary Novak  
Melissa Novak  
**Agent:** Ken Hoy  
**Location:** Part Lot 29, Concession 4  
**Municipality:** Municipality of Clarington

***Consent to add a vacant 12,811.5 m2 residential parcel of land to the east, retaining a 3,828.2 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Municipality of Clarington.

Agency comments were provided electronically to Mr. Ken Hoy, 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 2021-00034, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, October 15, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00034 is Monday, December 12, 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.
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 #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 satisfied that the time periods outlined in condition #5 have been adhered to.

***Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions.***

### **Advisory Comments**

1. Central Lake Ontario Conservation Authority comments dated Tuesday, October 19, 2021
2. 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 – Minutes  
Monday, November 01, 2021

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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00034

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***

**Appendix 12.**



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

Consent Application considered on: Monday, November 01, 2021

**File:** LD-2021-00035  
**Submission:** B 119/2021  
**Owner:** Rochelle and Wallace Saunders  
**Agent:** Ken Hoy  
**Location:** Lot 17, Concession 2  
**Municipality:** City of Oshawa

Consent to sever vacant 717 m<sup>2</sup> residential parcel of land, retaining a 888 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on Monday, October 18, 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 Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, City of Oshawa.

Agency comments were provided electronically to Mr. Ken Hoy, 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 2021-00035, 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 Tuesday, October 19, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 25, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Friday, October 22, 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 Thursday, November 10, 2022.
  - Expiry Date of Application LD-2021-00035 is Monday, December 12, 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 prior to the last date for fulfilling 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.

Signed by:

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

Decision Date: November 1, 2021

Application: LD 2021-00035

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 30, 2021.***



**Appendix 13.**



**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, November 01, 2021

**File:** LD-2021-00036  
**Submission:** N/A  
**Owner:** Ketharagowri Sasikumar  
**Agent:** Ken Hoy  
**Location:** Part Lot 33, Concession 3  
**Municipality:** Municipality of Clarington

***Consent to sever a 1,024 m<sup>2</sup> residential parcel of land, retaining a 1,089 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.***

The Committee member visited the site on Monday, October 18, 2021 and confirmed the property was properly posted.

Present was:

Agent: Ken Hoy

Mr. K. Hoy explained the nature of the application and requested a tabling of the application to allow for an opportunity to work with the Durham Regional Health Department to provide them with the required information to address their concerns.

Committee Member K. Bavington asked about a septic bed encroachment on the abutting property.

Mr. K. Hoy advised it is part of the proposed future development and does not affect the subject lands.

Committee Member C. Molinari asked the agent if he had an opportunity to pre-consult with the Region of Durham and Municipality of Clarington and whether he was aware of the Region of Durham Lot Sizing Policy.

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Monday, November 01, 2021

Mr. K. Hoy advised the Committee the related minor variance application process was completed and also confirmed he was aware of the Region's lot sizing policy. He also confirmed he had consulted with the Municipality of Clarington.

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

A written submission was received on October 20, 2021 from Eleanor Von Gunten and Pharolyn Perk.

A written submission was received on October 18, 2021 from Halina Workman.

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

**Motion of the Committee**

Moved by: A. Camposeo

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 2021-00036 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 November 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.

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Monday, November 01, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD-2021-00036 on Monday, November 01, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer