



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

Minutes

Monday, February 8, 2021

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

The Region Of Durham Land Division Committee met virtually at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 AM on Monday, February 8, 2021 with the following in attendance:

Attending Virtually:

A. Georgieff, Acting Chair
Gerri Lynn O'Connor, Chair
Allan Arnott
Kitty Bavington
Anna Camposeo
Eric Hudson
Carolyn Molinari

Absent: Donovan Smith

Staff

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

1. Adoption of Minutes

Moved by: K. Bavington

Seconded by: A. Georgieff

That the minutes of the Monday, January 11, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, February 8, 2021

2. Other Business

Secretary-Treasurer L. Trombino advised the Committee we will be moving to a more digital setup as of July 2021 and will continue to meet virtually for the foreseeable future at the recommendation of the Province of Ontario and the Region's medical officer of Health.

Chair G. O'Connor resigned from her position as Chair of the Land Division Committee.

An election was held to appoint a new Chair and Vice-Chair.

Motion of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

That Vice-Chair A. Georgieff be appointed the new Chair of the Land Division Committee for the remainder of the term.

Carried unanimously

Motion of the Committee

Moved by: A. Georgieff

Seconded by: A. Arnott

That Committee Member K. Bavington be appointed the new Vice-Chair of the Land Division Committee for the remainder of the term.

Carried unanimously

3. 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.

4. Recess

Moved by: E. Hudson

Seconded by: C. Molinari

That this meeting be recessed at 10:35 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, February 8, 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 015/2020
Appendix 1
2. File: LD 016/2020
Appendix 2
3. File: LD 083/2020
Appendix 3
4. File: LD 084/2020
Appendix 4
5. File: LD 001/2021
Appendix 5
6. File: LD 014/2021
Appendix 6
7. File: LD 015/2021
Appendix 7
8. File: LD 016/2021
Appendix 8
9. File: LD 017/2021
Appendix 9
10. File: LD 018/2021
Appendix 10
11. File: LD 019/2021
Appendix 11
12. File: LD 020/2021
Appendix 12
13. File: LD 021/2021
Appendix 13
14. File: LD 022/2021
Appendix 14
15. File: LD 023/2021
Appendix 15

16. File: LD 024/2021
Appendix 16

17. File: LD 025/2021
Appendix 17

18. File: LD 026/2021
Appendix 18

19. File: LD 027/2021
Appendix 19

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on March 15, 2021 at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

Adjournment

Moved by: E. Hudson

Seconded by: K. Bavington

That this meeting be adjourned at 2:00 p.m. and the next regular meeting be held on March 15, 2021.

Carried unanimously
Monday, February 8, 2021

7. Appendices

Appendix 1



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

Consent Application considered on: Monday, February 8, 2021

File: LD 015/2020
Submission: B 013/2021
Owner: Collins, Judy
Collins, Royden
Agent: H F Grander Co. Ltd.
Location: Lot 6, Concession 7
Municipality: Township of Scugog

Consent to sever a 0.342 hectare hamlet lot, retaining a 0.881 hectare hamlet lot with an existing dwelling to remain.

Applications LD 015/2020 and LD 016/2020 were considered in conjunction.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. R. Grander, 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 015/2020, 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 Planning and Economic Development Department's letter dated February 5, 2021.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 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, February 18, 2022.
 - Expiry Date of Application LD 015/2020 is Monday, March 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 Township of Scugog that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: February 8, 2021

Application: LD 015/2020

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

Appendix 2



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

Consent Application considered on: Monday, February 8, 2021

File: LD 016/2020
Submission: B 014/2021
Owner: Collins, Judy
Collins, Royden
Agent: H F Grander Co. Ltd.
Location: Lot 6, Concession 7
Municipality: Township of Scugog

Consent to sever a 0.321 hectare hamlet lot, retaining a 0.56 hectare hamlet lot with an existing dwelling to remain.

Applications LD 015/2020 and LD 016/2020 were considered in conjunction.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. R. Grander, 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 016/2020, 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 Planning and Economic Development Department's letter dated February 5, 2021.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 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, February 18, 2022.
 - Expiry Date of Application LD 016/2020 is Monday, March 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 Township of Scugog that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: February 8, 2021

Application: LD 016/2020

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

Appendix 3



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

Consent Application considered on: Monday, February 8, 2021

File: LD 083/2020
Submission: B 016/2021
Owner: LDB Holdings Ltd.
Agent: H F Grander Co. Ltd.
Location: Lot 85 & 86
Municipality: Township of Scugog

Consent to sever a vacant 459 m² residential parcel of land, retaining a 983 m² residential parcel of land.

Applications LD 083/2020 and LD 084/2020 were considered in conjunction.

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

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. R. Grander, 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 083/2020, 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 27, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 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, February 18, 2022.
 - Expiry Date of Application LD 083/2020 is Monday, March 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 Township of Scugog 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

Decision Date: February 8, 2021

Application: LD 083/2020

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

Appendix 4



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

Consent Application considered on: Monday, February 8, 2021

File: LD 084/2020
Submission: B 017/2021
Owner: LDB Holdings Ltd.
Agent: H F Grander Co. Ltd.
Location: Lot 85 & 86
Municipality: Township of Scugog

Consent to sever a vacant 459 m² residential parcel of land, retaining a 983 m² residential parcel of land.

Applications LD 083/2020 and LD 084/2020 were considered in conjunction.

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

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. R. Grander, 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 084/2020, 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 27, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 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, February 18, 2022.
 - Expiry Date of Application LD 084/2020 is Monday, March 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 Township of Scugog 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

Decision Date: February 8, 2021

Application: LD 084/2020

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

Appendix 5



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

Consent Application considered on: Monday, February 8, 2021

File: LD 001/2021
Submission: B 018/2021
Owner: Metropia (Notion Road) Development Inc.
Agent: Weston Consulting
Location: Lot 17, Concession 1
Municipality: City of Pickering

Consent to add a 803.5 m² commercial parcel of land with an existing structure to remain to the south west, retaining vacant 35,459 m² commercial parcel of land for future development.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. L. Crawford, 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 001/2021, as such is a lot line adjustment to the south/west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 27, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 11, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south/west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 18, 2022.
 - Expiry Date of Application LD 001/2021 is Monday, March 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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

Decision Date: February 8, 2021

Application: LD 001/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 9, 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, February 8, 2021

File: LD 014/2021
Submission: B 019/2021
Owner: Giordano, Frank
2607544 Ontario Ltd
Agent: Raponi, Dan
Location: Lot 18, Concession 1
Municipality: Town of Whitby

Consent to sever a vacant 630 m² residential parcel of land, retaining a vacant 1,311 m² residential parcel of land.

Applications LD 014/2021 and LD 015/2021 were heard in conjunction.

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Raponi, Dan

Mr. D. Raponi explained the nature of the application and advised the Committee the application will facilitate the creation of three new building lots that will facilitate the construction of three new detached homes. He further advised that the homes will be constructed will be in character with the existing neighborhood.

Mr. D. Raponi advised the Committee a related rezoning was approved 2 years previously and this proposal is now in compliance with the zoning permissions on the subject lands.

Committee Member K. Bavington addressed the concerns raised by an area resident in a written submission including those concerns related to loss of character of neighborhood and the nature of what is to be constructed on the parcels. She asked the agent to provide a comparison of the proposed new homes to those that are existing.

Mr. D. Raponi advised the Committee he believed the resident had a misunderstanding of the intent of the current applications. He indicated that the new homes to be constructed will be larger than those in the existing area.

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

A series of written submissions were received from Mario and Rosamelia Pareja on January 31, 2021, February 4 and 5, 2021.

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

Decision of the Committee

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 014/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 29, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 4, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated February 2, 2021, financial and otherwise.
4. That the applicant 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, February 18, 2022.
 - Expiry Date of Application LD 014/2021 is Monday, March 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 Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 014/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

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

Appendix 13



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, February 8, 2021

File: LD 015/2021
Submission: B 020/2021
Owner: Giordano, Frank
2607544 Ontario Ltd
Agent: Raponi, Dan
Location: Lot 18, Concession 1
Municipality: Town of Whitby

Consent to sever a vacant 630 m² residential parcel of land, retaining a 681 m² residential parcel of land with an existing dwelling to remain.

Applications LD 014/2021 and LD 015/2021 were heard in conjunction.

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Raponi, Dan

Mr. D. Raponi explained the nature of the application and advised the Committee the application will facilitate the creation of three new building lots that will facilitate the construction of three new detached homes. He further advised that the homes will be constructed will be in character with the existing neighborhood.

Mr. D. Raponi advised the Committee a related rezoning was approved 2 years previously and this proposal is now in compliance with the zoning permissions on the subject lands.

Committee Member K. Bavington addressed the concerns raised by an area resident in a written submission including those concerns related to loss of character of neighborhood and the nature of what is to be constructed on the parcels. She asked the agent to provide a comparison of the proposed new homes to those that are existing.

Mr. D. Raponi advised the Committee he believed the resident had a misunderstanding of the intent of the current applications. He indicated that the new homes to be constructed will be larger than those in the existing area.

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

A series of written submissions were received from Mario and Rosamelia Pareja on January 31, 2021, February 4 and 5, 2021.

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

Decision of the Committee

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 015/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 29, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 4, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated February 2, 2021, financial and otherwise.
4. That the applicant 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, February 18, 2022.
 - Expiry Date of Application LD 015/2021 is Monday, March 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 Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 015/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

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

Appendix 8



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

Consent Application considered on: Monday, February 8, 2021

File: LD 016/2021
Submission: B 015/2021
Owner: Ribcor Holdings Inc.
Agent: H F Grander Co. Ltd.
Location: Lot 17, Concession 5
Municipality: Township of Scugog

Consent to add a vacant 9 m² residential parcel of land to the west retaining a 475 m² vacant residential parcel of land for future development.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. R. Grander, 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 016/2021, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 18, 2022.
 - Expiry Date of Application LD 016/2021 is Monday, March 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 Township of Scugog that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: January 11, 2021

Application: LD 016/2021

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

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, February 8, 2021

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

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

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

Present was:

Agent: Pearce, Dave - DP Realty Advisors

Mr. D. Pearce explained the nature of the application and advised the Committee he was not in agreement with the Town's tabling recommendation. He provided the Committee with a brief history of the ownership of the property and indicated the application was filed by two families that are moving to Durham Region. He further explained that they had purchased the property on October 1, 2020, prior to the Town of Whitby's Interim Control By-Law (ICBL).

Mr. D. Pearce further advised he had made multiple inquiries and had participated in pre-consultation meetings with Town staff prior to filing the application. He indicated his discussions with Town staff three weeks prior to the implementation

of the ICBL and was assured by Town planning staff they would support the proposal and that on that basis he had proceeded to file the application.

Mr. D. Pearce further advised that on December 1, 2020, he spoke with both Town and Regional Planning staff and no one raised the by-law issue. He also indicated that the purchase and sale agreement would have allowed the Purchaser to walk away from the purchase if they had been made aware of the implications from the ICBL. However, as the purchaser did not foresee any issues with this application they proceeded with the purchase.

Mr. D. Pearce advised the Committee his clients have suffered financial constraints due to this interim control by-law and requested that the Committee make a recommendation to the Town to permit an exception to the by-law and allow this application to proceed.

Mr. D. Pearce indicated he has asked the Town for an exemption to the by-law which will be presented to Council on March 8, 2020 and subsequently to Committee of the Whole on March 18. He further requested a waiver of the tabling fee as show of good faith and given the tabling was through no fault of the applicant.

Secretary-Treasurer L. Trombino advised the agent that the Committee cannot advocate for applications and advised Mr. D. Pearce the Committee would not be in a position to send any correspondence to the Town on his behalf.

Committee Member C. Molinari advised the agent the committee cannot approve the application today given they are not in receipt of supportive comments from all agencies.

Committee Member K. Bavington advised the agent that there is no notice requirement for implementation of an interim control by-law and that staff were not aware of its implementation prior. She indicated it is unfortunate but there was not much the committee could do to provide relief of the ICBL.

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

A written submission was received on February 1, 2021, from Janet Irons, area resident.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 017/2021 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 February 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.

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 017/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

Appendix 10



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

Consent Application considered on: Monday, February 8, 2021

File: LD 018/2021
Submission: B 021/2021
Owner: ASC (Taunton) Facility Limited Partnership
Agent: GHD
Location: Lot 19, Concession 4
Municipality: Town of Whitby

Consent to sever a vacant 4,991.25 m² residential parcel of land, retaining a vacant 12,240 m² residential parcel of land. Application includes easement.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Ms. Samantha Chow, 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 018/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 1, 2021.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated February 2, 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, February 18, 2022.
 - Expiry Date of Application LD 018/2021 is Monday, March 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 Whitby that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: February 8, 2021

Application: LD 018/2021

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

Appendix 11



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

Consent Application considered on: Monday, February 8, 2021

File: LD 019/2021
Submission: B 022/2021
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 4,012 m² hamlet lot, retaining an 82,537 m² hamlet lot.

Applications LD 019/2021 through LD 021/2021 were considered in conjunction.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. R. Bouma, 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 019/2021, 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 28, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 2, 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, February 18, 2022.
 - Expiry Date of Application LD 019/2021 is Monday, March 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 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.

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

Decision Date: February 8, 2021

Application: LD 019/2021

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

Appendix 12



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

Consent Application considered on: Monday, February 8, 2021

File: LD 020/2021
Submission: B 023/2021
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 4,012 m² hamlet lot, retaining an 82,537 m² hamlet lot.

Applications LD 019/2021 through LD 021/2021 were considered in conjunction.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. R. Bouma, 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 020/2021, 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 28, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 2, 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, February 18, 2022.
 - Expiry Date of Application LD 020/2021 is Monday, March 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 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.

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

Decision Date: February 8, 2021

Application: LD 020/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 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, February 8, 2021

File: LD 021/2021
Submission: B 024/2021
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 4,012 m² hamlet lot, retaining an 82,537 m² hamlet lot.

Applications LD 019/2021 through LD 021/2021 were considered in conjunction.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

Agency comments were provided electronically to Mr. R. Bouma, 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 021/2021, 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 28, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 2, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 2, 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, February 18, 2022.
 - Expiry Date of Application LD 021/2021 is Monday, March 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 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.

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

Decision Date: February 8, 2021

Application: LD 021/2021

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

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, February 8, 2021

File: LD 022/2021
Submission: B 025/2021
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Concession 1
Municipality: City of Pickering

Consent to sever a 322.85 m² residential parcel of land retaining, a 728.21 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 022/2021 through LD 024/2021 were heard in conjunction.

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee these applications represent a resubmission of applications that were previously considered and approved in 2019 and had lapsed.

Committee Member K. Bavington asked the agent whether the ownership of the property had changed. Mr. E. Zamora answered in the affirmative.

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

A written submission was received on January 22, 2021, from Jill Tusek and Jorge Arevalo, area residents.

A written submission was received on February 1, 2021, from Shamsad Islam, area residents.

Agency comments were provided electronically to Mr. E. Zamora, the agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 022/2021, 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 February 1, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 15, 2021, financial and otherwise.
3. That these applications be perfected in sequential order. A Solicitor's Undertaking shall suffice in this regard.
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, February 18, 2022.
 - Expiry Date of Application LD 022/2021 is Monday, March 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 022/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

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

Appendix 21



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, February 8, 2021

File: LD 023/2021
Submission: B 026/2021
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Concession 1
Municipality: City of Pickering

Consent to sever a 219.67 m² residential parcel of land, retaining a 508.70 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 022/2021 through LD 024/2021 were heard in conjunction.

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee these applications represent a resubmission of applications that were previously considered and approved in 2019 and had lapsed.

Committee Member K. Bavington asked the agent whether the ownership of the property had changed. Mr. E. Zamora answered in the affirmative.

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

A written submission was received on January 22, 2021, from Jill Tusek and Jorge Arevalo, area residents.

A written submission was received on February 1, 2021, from Shamsad Islam, area residents.

Agency comments were provided electronically to Mr. E. Zamora, the agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 023/2021, 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 February 1, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 15, 2021, financial and otherwise.
3. That these applications be perfected in sequential order. A Solicitor's Undertaking shall suffice in this regard.
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, February 18, 2022.
 - Expiry Date of Application LD 023/2021 is Monday, March 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 023/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

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

Appendix 22



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, February 8, 2021

File: LD 024/2021
Submission: B 027/2021
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 219.74 m² residential parcel of land, retaining a 288.83 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 022/2021 through LD 024/2021 were heard in conjunction.

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee these applications represent a resubmission of applications that were previously considered and approved in 2019 and had lapsed.

Committee Member K. Bavington asked the agent whether the ownership of the property had changed. Mr. E. Zamora answered in the affirmative.

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

A written submission was received on January 22, 2021, from Jill Tusek and Jorge Arevalo, area residents.

A written submission was received on February 1, 2021, from Shamsad Islam, area residents.

Agency comments were provided electronically to Mr. E. Zamora, the agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 024/2021, 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 February 1, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 15, 2021, financial and otherwise.
3. That these applications be perfected in sequential order. A Solicitor's Undertaking shall suffice in this regard.
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, February 18, 2022.
 - Expiry Date of Application LD 024/2021 is Monday, March 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, February 8, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 024/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 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, February 8, 2021

File: LD 025/2021
Submission: B 028/2021
Owner: Wheatle, Peter
Wheatle, Joan
Agent: Wheatle, Bryan
Location: Lot 10, 11, Concession PL 395
Municipality: City of Pickering

Consent to add a vacant 331.5 m² residential parcel of land to the south, retaining a 663.21 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on January 23, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

Agency comments were provided electronically to Mr. B. Wheatle, 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 025/2021, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 1, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated February 4, 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, February 18, 2022.
 - Expiry Date of Application LD 025/2021 is Monday, March 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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

Decision Date: February 8, 2021

Application: LD 025/2021

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

Appendix 24



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, February 8, 2021

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

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

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

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Owner: Khan, Khurram
Agent: Ahmed, Faysal
Kaur, Tarunpreet
Interested party: Joseph, Donovan

Mr. F. Ahmed explained the nature of the application and advised the Committee the proposal is for the creation of three building lots that will allow for the construction of three townhouses. He indicated he was instructed by the City of Oshawa to revise the application to ensure compliance with zoning and confirmed that the applications were revised and resubmitted in accordance with the direction from the City of Oshawa.

Mr. F. Ahmed advised the Committee the proposal is in compliance with the existing character of neighborhood.

Committee Member A. Arnott asked for clarification on the proposal and the issues raised by the City of Oshawa.

Mr. F. Ahmed advised the Committee he was working on addressing these issues.

Mr. K. Khan advised the Committee there is an existing detached house on the subject parcel that will be demolished. He indicated the application will intensify the area and confirmed the proposal is in compliance with the Region of Durham and City of Oshawa Official Plans.

Ms. T. Kaur advised the Committee the proposal will comply with character of neighborhood.

Mr. D. Joseph asked for clarification on why the owner is choosing to build next to his lot. He expressed concerns related to potential rental units, increased traffic, and loss of privacy.

Mr. F. Ahmed advised there are no plans to rent the townhomes and confirmed the development will be in compliance with the City of Oshawa zoning by-law. He further advised there will be adequate driveway access on the property and does not foresee any issue with the proposal.

Chair A. Georgieff suggested proponent and agent meet offline to discuss these issues. Both parties agreed.

Mr. D. Joseph asked the Committee for clarification on the notice letter with respect to references to a multi resident unit.

Secretary-Treasurer L. Trombino offered clarification on the Committee's notice letter.

Committee Member C. Molinari referred agent to the report from the City of Oshawa Development Services where they recommend tabling of the application.

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

A written submission was received on January 28, 2021 from Jaydon Junaideen, area resident.

A written submission was received on February 7, 2021 from Peter May, area resident.

Agency comments were provided electronically to Mr. F. Ahmed, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 026/2021 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 February 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, February 8, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 026/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer

Appendix 25



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, February 8, 2021

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

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

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

The Committee member visited the site on January 25, 2021 and confirmed the property was properly posted.

Present was:

Owner: Khan, Khurram
Agent: Ahmed, Faysal
Kaur, Tarunpreet
Interested party: Joseph, Donovan

Mr. F. Ahmed explained the nature of the application and advised the Committee the proposal is for the creation of three building lots that will allow for the construction of three townhouses. He indicated he was instructed by the City of Oshawa to revise the application to ensure compliance with zoning and confirmed that the applications were revised and resubmitted in accordance with the direction from the City of Oshawa.

Mr. F. Ahmed advised the Committee the proposal is in compliance with the existing character of neighborhood.

Committee Member A. Arnott asked for clarification on the proposal and the issues raised by the City of Oshawa.

Mr. F. Ahmed advised the Committee he was working on addressing these issues.

Mr. K. Khan advised the Committee there is an existing detached house on the subject parcel that will be demolished. He indicated the application will intensify the area and confirmed the proposal is in compliance with the Region of Durham and City of Oshawa Official Plans.

Ms. T. Kaur advised the Committee the proposal will comply with character of neighborhood

Mr. D. Joseph asked for clarification on why the owner is choosing to build next to his lot. He expressed concerns related to potential rental units, increased traffic, and loss of privacy.

Mr. F. Ahmed advised there are no plans to rent the townhomes and confirmed the development will be in compliance with the City of Oshawa zoning by-law. He further advised there will be adequate driveway access on the property and does not foresee any issue with the proposal.

Chair A. Georgieff suggested proponent and agent meet offline to discuss these issues. Both parties agreed.

Mr. D. Joseph asked the Committee for clarification on the notice letter with respect to references to a multi resident unit.

Secretary-Treasurer L. Trombino offered clarification on the Committee's notice letter.

Committee Member C. Molinari referred agent to the report from the City of Oshawa Development Services where they recommend tabling of the application.

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

A written submission was received on January 28, 2021 from Jaydon Junaideen, area resident.

A written submission was received on February 7, 2021 from Peter May, area resident.

Agency comments were provided electronically to Mr. F. Ahmed, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 027/2021 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 February 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, February 8, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 027/2021 on Monday, February 8, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Assistant Secretary-Treasurer