



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

Monday, May 09, 2022

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, May 09, 2022 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

Absent: None

Present:

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

1. Adoption of Minutes

Moved by: K. Bavington

Seconded by: E. Hudson

That the minutes of the Monday, April 11, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, May 09, 2022

2. Review Consent Applications/Correspondence

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

3. Other Business

None.

4. Recess

Moved by: G. O'Connor

Seconded by: D. Smith

That this meeting be recessed at 10:50 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, May 09, 2022

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 031/2018**
Appendix 1
- 2. File: LD 051/2022**
Appendix 2
- 3. File: LD 050/2022**
Appendix 3
- 4. File: LD 049/2022**
Appendix 4
- 5. File: LD 048/2022**
Appendix 5
- 6. File: LD 047/2022**
Appendix 6
- 7. File: LD 046/2022**
Appendix 7
- 8. File: LD 052/2022**
Appendix 8
- 9. File: LD 044/2022**
Appendix 9
- 10. File: LD 042/2022**
Appendix 10
- 11. File: LD 045/2022**
Appendix 11
- 12. File: LD 022/2022**
Appendix 12
- 13. File: LD 025/2022**
Appendix 13
- 14. File: LD 021/2022**
Appendix 14
- 15. File: LD-2021-00039**
Appendix 15
- 16. File: LD 043/2022**
Appendix 16
- 17. File: LD 053/2022**
Appendix 17

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, June 06, 2022 in the Regional Municipality of Durham Headquarters.

7. Adjournment

Moved by: A. Arnott

Seconded by: D. Smith

That this meeting be adjourned at 2:10 p.m. and the next regular meeting be held on Monday, June 06, 2022

Carried unanimously
Monday, May 09, 2022

8. Appendices

Appendix 1.



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

Minutes

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

Consent Application heard on: Monday, May 09, 2022

File: LD 031/2018
Submission: N/A
Owner: Michelle Picur
Agent: Holland Homes Inc.
Location: 50 CLARKE ST, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1602.5 m² vacant residential parcel of land, retaining a 1601.8 m² residential parcel of land with an existing dwelling to remain.

This application was withdrawn by letter dated April 29, 2022, from agent Katrina Metzner of Holland Homes.

Appendix 2.



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 09, 2022

File: LD-2021-00039
Submission: B 060/2022
Owner: Tim Cole
Agent: Ken Hoy
Location: 3301 Trulls Rd.
Municipality: Municipality of Clarington

Consent to sever a 987.75 m² residential parcel of land retaining a 1,646.25 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ken Hoy

Mr. Ken Hoy explained the nature of the application and advised the Committee the application is very similar to development that has taken place in the area to the north and south. He indicated the development will be built in a manner similar to what has been constructed in the area in the past.

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

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

Decision of the Committee

Moved by: A. Camposeo

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 2021-00039, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, May 03, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, May 03, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated Thursday, October 28, 2021, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 17, 2024.
 - Expiry Date of Application LD-2021-00039 is Monday, June 17, 2024.

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 advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00039 on Monday, May 09, 2022.

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, June 07, 2022.

Appendix 3.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 021/2022
Submission: B 061/2022
Owner: Schleiss Development Company Limited and
Westley Heights Holdings Ltd.
Agent: Ryan Lavender
Location: 3362 Tooley Rd.
Municipality: Municipality of Clarington

Consent to sever a 1,274.66 m² residential parcel of land, retaining a 10,597.25 m² residential parcel of land. Existing structure to be demolished.

Applications LD 021/2022 and LD 025/2022 were considered in conjunction.

This matter was tabled from the March 14, 2022 hearing.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Ryan Lavender, 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 29-2020 I hereby grant provisional consent to

application LD 021/2022, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, May 02, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 021/2022 is Monday, June 17, 2024.

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 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.
2. Central Lake Ontario Conservation Authority's comments dated Monday, February 28, 2022.

Signed by:

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

Decision Date: May 9, 2022

Application: LD 021/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.

Appendix 4.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 025/2022
Submission: B 062/2022
Owner: Schleiss Development Company Limited and
Westley Heights Holdings Ltd.
Agent: Ryan Lavender
Location: 3362 Tooley Rd.
Municipality: Municipality of Clarington

***Consent to sever a 1,274.66 m² residential parcel of land, retaining a
9,323.25 m² residential parcel of land. Existing structure to be demolished.***

Applications LD 021/2022 and LD 025/2022 were considered in conjunction.

This matter was tabled from the March 14, 2022 hearing.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Ryan Lavender, 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 29-2020 I hereby grant provisional consent to application LD 025/2022, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, May 02, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 025/2022 is Monday, June 17, 2024.

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 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.
2. Central Lake Ontario Conservation Authority's comments dated Monday, February 28, 2022.

Signed by:

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

Decision Date: May 9, 2022

Application: LD 025/2022

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, June 07, 2022.***

Appendix 5.



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 09, 2022

File: LD 022/2022
Submission: B 063/2022
Owner: RIC (1515 Thornton) Inc.
Agent: D.G. Biddle & Associates Limited
Location: 1515 Thornton Rd. N.
Municipality: City of Oshawa

Consent to sever a 14,461 m² industrial parcel of land, retaining a 48,730 m² industrial parcel of land. Application includes easement.

Applications LD 022/2022 and LD 045/2022 were heard in conjunction.

This matter was tabled from March 14, 2022 hearing.

The Committee member visited the site on Tuesday, April 26, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ashlee Prescott and Fry, Michael - D.G. Biddle & Associates Limited

Ms. A. Prescott explained the nature of the application and advised the Committee there is an existing recycling facility on the property and the facility is in the process of redevelopment. She also indicated there is a place of worship to the south and that the lands to the north are currently undeveloped.

Ms. A. Prescott advise the Committee the purpose of application is to create a new industrial lot which will front on Thornton Road and includes a blanket easement in favour of the severed property. She indicated the accompanying

consent application is for blanket easement in favour of retained lands for sanitary sewer connection.

Ms. A. Prescott also advised the Committee the applications conform with the provisions of the zoning by-law, official plan and the criteria in Section 51 of the Planning Act.

Committee Member A. Arnott asked the agent to confirm where the subject easements were located on the site and whether application LD 045/2022 easement is to be in favour of benefitting lands to the west.

Ms. A. Prescott answered in affirmative.

Committee Member A. Arnott asked the agent to confirm receipt and agreement of agency comments.

Ms. A. Prescott answered in affirmative.

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

Agency comments were provided electronically to Mr. M. Fry, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 022/2022, 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 Monday, May 02, 2022
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Monday, April 11, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 022/2022 is Monday, June 17, 2024.

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

Applicants/owners are responsible for fulfilling all conditions 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.
2. Central Lake Ontario Conservation Authority's comments dated Monday, February 28, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 022/2022 on Monday, May 09, 2022.

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, June 07, 2022.

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, May 09, 2022

File: LD 045/2022
Submission: B 064/2022
Owner: RIC (1515 Thornton) Inc.
Agent: D.G Biddle and Associates Ltd.
Location: 1515 THORNTON RD N, Oshawa, ON
Municipality: City of Oshawa

Consent to grant a 48,730 m2 blanket easement in favour of the lands to the west, retaining a 14,461m2 industrial parcel of land.

Applications LD 022/2022 and LD 045/2022 were heard in conjunction.

The Committee member visited the site on Tuesday, April 26, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ashlee Prescott and Fry, Michael - D.G. Biddle & Associates Limited

Ms. A. Prescott explained the nature of the application and advised the Committee there is an existing recycling facility on the property and the facility is in the process of redevelopment. She also indicated there is a place of worship to the south and that the lands to the north are currently undeveloped.

Ms. A. Prescott advise the Committee the purpose of application is to create a new industrial lot which will front on Thornton Road and includes a blanket easement in favour of the severed property. She indicated the accompanying consent application is for blanket easement in favour of retained lands for sanitary sewer connection.

Ms. A. Prescott also advised the Committee the applications conform with the provisions of the zoning by-law, official plan and the criteria in Section 51 of the Planning Act.

Committee Member A. Arnott asked the agent to confirm where the subject easements were located on the site and whether application LD 045/2022 easement is to be in favour of benefitting lands to the west.

Ms. A. Prescott answered in affirmative.

Committee Member A. Arnott asked the agent to confirm receipt and agreement of agency comments.

Ms. A. Prescott answered in affirmative.

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

Agency comments were provided electronically to Mr. M. Fry, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submissions, I hereby move that application LD 45/2022, be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Monday, April 11, 2022, 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, May 17, 2024.

- Expiry Date of Application LD 022/2022 is Monday, June 17, 2024.

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

Applicants/owners are responsible for fulfilling all conditions 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.
2. Central Lake Ontario Conservation Authority's comments dated Monday, February 28, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 045/2022 on Monday, May 09, 2022.

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, June 07, 2022.

Appendix 7.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 042/2022
Submission: B 065/2022
Owner: Frank Molinaro
Agent: Grant Morris Associates Ltd.
Location: 1771 Woodview Ave
Municipality: City of Pickering

Consent to sever a 1,086.6 m² residential parcel of land, retaining a vacant 1,086.1 m² residential parcel of land. Existing dwelling is to remain.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

The Commissioner had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Canadian National Railway and the City of Pickering.

Agency comments were provided electronically to Mr. Grant Morris, 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 29-2020 I hereby grant provisional consent to application LD 042/2022, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, May 02, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Tuesday, April 26, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Canadian National Railway's letter dated Wednesday, May 04, 2022, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 17, 2024.
 - Expiry Date of Application LD 042/2022 is Monday, June 17, 2024.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Canadian National Railway that condition #4 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: May 9, 2022

Application: LD 042/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.

Appendix 8.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 043/2022
Submission: B 066/2022
Owner: Gordon Scadding Seniors Development Ltd.
Agent: The Biglieri Group Ltd.
Location: 1 Scadding Ave.
Municipality: Town of Whitby

Consent to sever a vacant 0.511 HA residential parcel of land retaining a vacant 1.249 HA residential parcel of land. Application includes easement.

Applications LD 043/2022 and LD 044/2022 were considered in conjunction.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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 Mr. Michael Testaguzza., 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 29-2020 I hereby grant provisional consent to application LD 043/2022, 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 Monday, May 02, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, April 22, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 043/2022 is Monday, June 17, 2024.

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 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: May 9, 2022

Application: LD 043/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.

Appendix 9.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 044/2022
Submission: B 067/2022
Owner: Gordon Scadding Seniors Development Ltd.
Agent: The Biglieri Group Ltd.
Location: 1 Scadding Ave.
Municipality: Town of Whitby

Consent to grant a 0.511 HA access and servicing easement in favour of the lands to the south, retaining a 1.249 HA residential parcel of land.

Applications LD 043/2022 and LD 044/2022 were considered in conjunction.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Mr. Michael Testaguzza., 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 29-2020 I hereby grant provisional consent to application LD 044/2022, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, April 22, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 044/2022 is Monday, June 17, 2024.

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 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: May 9, 2022

Application: LD 044/2022

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, June 07, 2022.***

Appendix 10.



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 09, 2022

File: LD 046/2022
Submission: N/A
Owner: Richard Trolly and Nancy Trolly

Location: 24 Chater Lane
Municipality: Municipality of Clarington

Consent to sever a 0.255 HA hamlet lot with an existing dwelling to remain, retaining a 31 HA agricultural parcel of land with an existing barn and shed to remain.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was properly posted.

Present was:

Owner: Richard Trolly

Mr. Richard Trolly explained the nature of the application and advised the Committee the property falls within the existing hamlet and this application would facilitate a severance of a lot with an existing dwelling. He advised the Committee that both the Municipality of Clarington and the Region of Durham have incorrectly interpreted the limits of the hamlet designation.

Mr. R. Trolly further advised the Committee he is not in agreement with the tabling recommendation, however, will accept it in an effort to move forward and work with the agencies to resolve the issues and work through the discrepancies.

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

Departments, Ganaraska Region Conservation Authority and the Municipality of Clarington.

Agency comments were provided electronically to Richard Trolly, applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 046/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than May 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 046/2022 on Monday, May 09, 2022.

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

Appendix 11.



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 09, 2022

File: LD 047/2022
Submission: N/A
Owner: Ahmed Choudhury and Wara Choudhury
Agent: Imran Khan
Location: 681 Pleasant St.
Municipality: City of Pickering

Consent to sever a 505.11 m² residential parcel of land, retaining a 505.11 m² residential parcel of land for future development. Existing dwelling is to be demolished.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Imran Khan

Mr. Imran Khan explained the nature of the application and advised the Committee two new lots will be created that will ultimately facilitate the development of two new single family dwellings. He advised the Committee the proposal complies with all applicable zoning by-laws and identified several properties in the neighborhood that are of similar size to the lot being proposed.

Mr. I. Khan advised the existing dwelling and its foundation are not in good condition and will be demolished.

Committee Member A. Arnott asked the agent to confirm whether a two or three storey dwelling will be constructed on the subject parcels as the application had conflicting information.

Mr. I. Khan confirmed it will be a three story dwelling constructed.

Committee Member A. Arnott asked the agent to confirm he was in receipt of and in agreement with the agency comments.

Mr. I. Khan answered in the affirmative.

Committee member A. Camposeo asked the agent if a minor variance application would be required and if the owner would make such application.

Mr. I. Khan advised the owner would submit the minor variance application so it can run concurrently with the consent application.

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

A written submission was received on April 28, 2022, from Sandie Blanchet, area resident.

A written submission was received on April 28, 2022, from Jill Adams, area resident.

Agency comments were provided to Mr. I. Khan, agent for the applicant.

Motion of the Committee

Moved by: E. Hudson

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 047/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than May 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 047/2022 on Monday, May 09, 2022.

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

Appendix 12.



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 09, 2022

File: LD 048/2022
Submission: B 068/2022
Owner: 1494339 Ontario Limited
Agent: H. F. Grander Co. Ltd.
Location: 27 Duke St.
Municipality: Municipality of Clarington

Consent to sever a 504 m² residential parcel of land, retaining a 504 m² residential parcel of land for future development.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was properly posted.

Present was:

Owner: Jarrett Foley - 1494339 Ontario Limited
Agent: Ralph Grander - H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee the existing zoning by-laws for the subject lands permits the development of semi-detached buildings. He indicated the intent of the application is to sever the lot into two parcels and construct semi-detached dwellings thereon to allow for separate and legally conveyable parcels.

He further advised the Committee he was in receipt of and in agreement with the agency comments.

Mr. J. Foley advised the Committee he has addressed the resident concerns.

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 April 20, 2022 from Clare Ashton, area resident.

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Camposeo

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 048/2022, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, May 03, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, May 02, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 048/2022 is Monday, June 17, 2024.

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 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 048/2022 on Monday, May 09, 2022.

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, June 07, 2022.

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, May 09, 2022

File: LD 049/2022
Submission: B 069/2022
Owner: 1317871 Ontario Limited
Agent: H. F. Grander Co. Ltd.
Location: 18 Durham St.
Municipality: Municipality of Clarington

Consent to sever a 356 m2 residential parcel of land retaining a 366 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ralph Grander, H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advise the committee this application is similar in nature to application D 048/2022. He also advised the Committee the application meets the provisions of the zoning by-law and that he was in receipt of and in agreement with the agency comments.

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

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

A written submission was received on April 20, 2022 from Clare Ashton, area resident.

A written submission was received on April 20, 2022 from Dave Hendriks, area resident.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 049/2022, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, May 02, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 049/2022 is Monday, June 17, 2024.

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 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 049/2022 on Monday, May 09, 2022.

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, June 07, 2022.

Appendix 14.



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

Minutes

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

Consent Application heard on: Monday, May 09, 2022

File: LD 050/2022
Submission: N/A
Owner: Seaton TFPM Inc.
Agent: Korsiak Urban Planning
Location: Brock Rd.
Municipality: City of Pickering

Consent to sever a vacant 8.26 HA industrial parcel of land retaining a 38.37 HA industrial parcel of land for future development.

The Committee member visited the site on Monday, April 25, 2022 and confirmed the property was not properly posted.

There were no parties present.

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

A request to table the matter was received on April 25, 2022 from Max Gargaro, agent for the applicant.

Agency comments were provided electronically to Max Gargaro, agent for the applicant.

Motion of the Committee

Moved by: E. Hudson

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 050/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than May 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 050/2022 on Monday, May 09, 2022.

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

Appendix 15.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 051/2022
Submission: B 070/2022
Owner: 8831467 Canada Limited
Agent: Muhammad Khan
Location: 1421 Rougemount Dr.
Municipality: City of Pickering

Consent to sever a 1,167.08 m2 residential parcel of land, retaining a 1,167.08 m2 residential parcel of land. Existing dwelling is to be demolished.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided to electronically to Mr. Muhammad Khan, 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 29-2020 I hereby grant provisional consent to application LD 051/2022, 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, May 02, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, April 27, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated Tuesday, April 26, 2022, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 17, 2024.
 - Expiry Date of Application LD 051/2022 is Monday, June 17, 2024.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Toronto Region Conservation Authority that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions 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: May 9, 2022

Application: LD 051/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.

Appendix 16.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 052/2022
Submission: B 071/2022
Owner: 2718155 Ontario Inc. and 2850293 Ontario Inc.
Agent: WSP Canada Inc.
Location: 682 Kingston Rd.
Municipality: City of Pickering

Consent to grant a lease over a 7,308.9 m2 commercial parcel of land.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Katelyn Martin of WSP Canada Inc, 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 29-2020 I hereby grant provisional consent to application LD 052/2022, as applied for, as such is a lease 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, May 02, 2022.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated Tuesday, April 26, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 052/2022 is Monday, June 17, 2024.

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 City of Pickering 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 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: May 9, 2022

Application: LD 052/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.

Appendix 17.



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

Consent Application considered on: Monday, May 09, 2022

File: LD 053/2022
Submission: B 072/2022
Owner: Isabel Rauh-Wasmund and Shane Wasmund
Agent: Isabel Rauh-Wasmund
Location: 2925 Range Line Rd.
Municipality: Town of Ajax

Consent to sever a vacant 469.85 m2 residential parcel of land, retaining a 467.11 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, April 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Isabel Rauh-Wasmund, 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 29-2020 I hereby grant provisional consent to application LD 053/2022, 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, May 02, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 02, 2022
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, May 03, 2022, 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, May 17, 2024.
 - Expiry Date of Application LD 053/2022 is Monday, June 17, 2024.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions 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.
2. Toronto Region Conservation Authority's comments dated Wednesday, April 27, 2022.

Signed by:

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

Decision Date: May 9, 2022

Application: LD 053/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 07, 2022.