



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

Minutes

Monday, July 20, 2020

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:30 A.M on Monday, July 20, 2020 with the following in attendance:

Present: A. Georgieff, Acting Chair and Town of Whitby Member
Donovan Smith, Township of Scugog Member
Eric Hudson, City of Pickering Member

Attending Virtually:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: C. Molinari

Seconded by: G. O'Connor

That the minutes of the Monday, June 22, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, July 20, 2020

2. Review Consent Applications/Correspondence

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

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with a brief update regarding the Committee's virtual hearings protocol and Stage 3 of the Provincial Covid-19 opening plan.

Assistant Secretary-Treasurer P. Aguilera provided the Committee with an update regarding upcoming hearing dates.

4. Recess

Moved by: K. Bavington

Seconded by: D. Smith

That this meeting be recessed at 11:25 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, July 20, 2020

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

5. Consideration of Consent Applications

1. File: LD 023/2018 – *Considered by the Land Division Committee*
Appendix 1
2. File: LD 024/2018 - *Considered by the Land Division Committee*
Appendix 2
3. File: LD 124/2018 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 3
4. File: LD 164/2019 - *Considered by the Land Division Committee*
Appendix 4
5. File: LD 045/2020 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 046/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 6
7. File: LD 047/2020 - *Considered by the Land Division Committee*
Appendix 7
8. File: LD 048/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 8
9. File: LD 049/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 9
10. File: LD 050/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 10
11. File: LD 051/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 11
12. File: LD 052/2020 - *Considered by the Commissioner of Planning & Economic
Development Department*
Appendix 12
13. File: LD 053/2020 - *Considered by the Land Division Committee*
Appendix 13

14. File: LD 054/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 14
15. File: LD 055/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
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16. File: LD 056/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
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17. File: LD 057/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
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18. File: LD 058/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
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19. File: LD 059/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 19
20. File: LD 060/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 20
21. File: LD 061/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 21
22. File: LD 062/2020 - *Considered by the Commissioner of Planning & Economic Development Department*
Appendix 22

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on August 17, 2020, in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Arnott

Seconded by: D. Smith

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on August 17, 2020.

Carried unanimously
Monday, July 20, 2020

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, July 20, 2020

File: LD 023/2018
Submission: N/A
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 22,176.8 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

This matter was tabled from the May 25, 2020 hearing.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

The Committee member visited the site on July 7, 2020 and confirmed the property was properly posted.

There were no parties present.

A written submission was received from the agent on July 17, 2020, requesting a further tabling of the applications to allow for resolution of ongoing issues with the Municipality of Clarington.

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

Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 023/2018 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 July 2022. 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 023/2018 on Monday, July 20, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 2



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, July 20, 2020

File: LD 024/2018
Submission: N/A
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 21,605.4 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

This matter was tabled from the May 25, 2020 hearing.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

The Committee member visited the site on July 7, 2020 and confirmed the property was properly posted.

There were no parties present.

A written submission was received from the agent on July 17, 2020, requesting a further tabling of the applications to allow for resolution of ongoing issues with the Municipality of Clarington.

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

Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 024/2018 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 July 2022. 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 024/2018 on Monday, July 20, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 3



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

Consent Application considered on: Monday, July 20, 2020

File: LD 124/2018
Submission: B 045/2020
Owner: Gimblett, Michael
Gimblett, Susan
Location: Lot 9, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 4,593.9 m² hamlet lot, retaining a 15,150.2 m² hamlet lot with an existing dwelling to remain.

This application was tabled from the October 15, 2018 hearing.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Gimblett, 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 124/2018, 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 June 19, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 15, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 124/2018 is Monday, August 30, 2021.

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

Date: July 20, 2020

Application: LD 124/2018

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 20, 2020

File: LD 164/2019
Submission: B 046/2020
Owner: Purdue Pharma Inc.
Agent: Borden Ladner Gervais LLP
Location: Lot Pt Lt 30, Concession BFC
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1.439 hectare industrial parcel of land, retaining a 3.032 hectare industrial parcel of land with existing structures.

This application was tabled from the February 10, 2020 hearing.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

Present was:

Agent: Shipowick, Adam

Mr. A. Shipowick explained the nature of the application and advised the Committee his client is seeking consent to separate each property as each property operates and functions independently from each other. He further

advised this is merely a technical severance and the purpose of this application is to obtain a consolidated consent to provide the necessary flexibility for the adjacent property.

Mr. A. Shipowick indicated the adjacent property benefits from an existing consent and that this application will facilitate an independent consent on the adjacent lot with its own registered consent.

Mr. A. Shipowick further advised the Committee there are no proposed changes to the existing use of land. He indicated the application was previously tabled as per the recommendations of the Toronto Region Conservation Authority ("TRCA"), however, the owner has since provided the agency with the necessary background summary of title documents and through subsequent discussions with the agency. Mr. A. Shipowick confirmed that TRCA is now supportive of the application.

Mr. A. Shipowick asked the Committee for relief from the Region of Durham Planning and Economic Development Department's condition for a completed Site Screening Questionnaire ("SSQ"). He indicated this is not a typical consent application as no new development is proposed and this application is simply to re-establish the existing lot. He advised this requirement would be prejudicial to the owner as information therein could be divulged to its competitors.

Secretary-Treasurer Mr. L. Trombino advised the Committee this is a standard requirement for the Region of Durham and its eight area municipalities.

Committee Member C. Molinari asked for clarification on what is being severed and which lands are to be retained. After review of the application and file, Assistant Secretary-Treasurer Ms. P. Aguilera provided clarification to the Committee.

Committee Member E. Hudson asked if he could waive the requirement and permit the agent's request.

Secretary-Treasurer L. Trombino advised this is a standard condition of Regional Planning for a new lot creation application. He reminded the Committee of their options which include a recommendation to table, approve or deny an application. He further advised the Committee that an approval would require satisfaction of any conditions imposed.

Decision of the Committee

Moved by: E. Hudson

Seconded by: NONE

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 164/2019, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Pickering's letter dated July 10, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 164/2019 is Monday, August 30, 2021.

Clearing Agencies

4. 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 #1 has been carried out to its satisfaction.
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 satisfied that the time periods outlined in condition #3 have been adhered to.

The Motion failed as no other Committee Member would second the motion. The Committee discussed options for proceeding with the application.

Mr. A. Shipowick asked the Committee if they would be willing to amend the condition to state the SSQ be kept confidential and not open to the public for viewing.

Secretary-Treasurer L. Trombino advised that all the Land Division files are public records and available for inspection by any member of the public. He indicated if a condition was imposed and the SSQ was not provided by the applicant a clearance would not be provided by Regional Planning and the application will lapse.

Committee Member A. Camposeo asked for clarification on what portion of the land the SSQ will apply to.

Secretary-Treasurer L. Trombino advised the Committee it would deal specifically with the severed lands, however, it may extend to the entire site as it would depend on the opinion of the Qualified Person completing the SSQ.

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. A. Shipowick, the agent for the owner.

Decision of the Committee

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 164/2019, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 16, 2020.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated July 10, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 164/2019 is Monday, August 30, 2021.

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.

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 letter dated July 8, 2020.

Signed by all members present and concurring that this is the Committee Decision of LD 164/2019 on Monday, May 25, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

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, July 20, 2020

File: LD 045/2020
Submission: B 047/2020
Owner: Phoenix, Daryl
Agent: Clark Consulting Services
Location: Lot 19, Concession 12
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 12.6 hectare agricultural parcel of land, retaining a 14.3 hectare agricultural parcel of land with existing dwellings to remain.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

Present was:

Agent: Mann, Jacqueline - Clark Consulting Services

Ms. J. Mann explained the nature of the application and advised the Committee the owner is a bonafide farmer. She indicated the intent of the application is to sever the portion of subject lands that are contained in the urban boundary and maintain the retained portion for continued agricultural use outside the urban boundary.

Ms. J. Mann advised there is no development proposed on the subject site and that any proposed future development would have to conform with the requirements of the Township zoning by-laws.

Ms. J. Mann advised the Committee she was in receipt of and in agreement with the agency comments. Ms. J. Mann also acknowledged receipt of the written submissions from area residents and offered to answer any of their questions.

Committee Member K. Bavington asked the agent to identify the type of agricultural use on the subject lands.

Ms. J. Mann advised the Committee they are cash crops.

Committee Member D. Smith asked if the proposed severed portion will remain in agricultural use until such a time it is rezoned. Ms. J. Mann answered in the affirmative.

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

Agency comments were provided electronically to Ms. J. Mann, the agent for the owner.

A written submission was received on July 10, 2020 from Paula Pettit.

A written submission was received on July 13, 2020 from Kayleigh Noble.

A written submission was received on July 12, 2020 from Nancy and William Parliament.

Decision of the Committee

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 045/2020, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letters dated June 22, 2020 and July 17, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2020.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated July 14, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 045/2020 is Monday, August 30, 2021.

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 Brock 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.
2. Lake Simcoe Region Conservation Authority letter dated July 13, 2020.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 045/2020 on Monday, July 20, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 6



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

Consent Application considered on: Monday, July 20, 2020

File: LD 046/2020
Submission: B 048/2020
Owner: Cooper, Robyn
Location: Lot 27, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 49 m² residential parcel to the north, retaining a 1,173.3 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. R. Cooper, 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 046/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 15, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, July 30, 2021.
 - Expiry Date of Application LD 046/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 046/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 7



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, July 20, 2020

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

Consent to sever a vacant 905.8 m² residential parcel of land, retaining a 933.69 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

Present was:

Agent: Lennox, Stephen

Mr. S. Lennox provided the Committee with a brief explanation of the application and requested a tabling to address issues raised by the City of Oshawa.

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

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

Motion of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 047/2020 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 July 2022. 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 047/2020 on Monday, July 20, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 8



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

Consent Application considered on: Monday, July 20, 2020

File: LD 048/2020
Submission: B 049/2020
Owner: 620 Taunton Self Storage Development Limited
Agent: Volpentesta, Stephanie
Location: Lot 15, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to add a 0.032 hectare non-farm related rural residential parcel of land to the west, retaining a 1.162 hectare non-farm related rural residential parcel of land.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. S. Volpentesta, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 048/2020, 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 Works Department's letter dated June 19, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 13, 2020, financial and otherwise.
4. 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.
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, July 30, 2021.
 - Expiry Date of Application LD 048/2020 is Monday, August 30, 2021.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 048/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 9



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

Consent Application considered on: Monday, July 20, 2020

File: LD 049/2020
Submission: B 050/2020
Owner: Sareon, Jasbir
Sareon, Gurdip
Agent: Sareon, Gursimeran
Location: Lot 16, Concession 3
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever 3,300 m² residential parcel of land, retaining a 3,019 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. G. Sareon, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 049/2020, 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 July 13, 2020.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated July 14, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 049/2020 is Monday, August 30, 2021.

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 Uxbridge 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

Date: July 20, 2020

Application: LD 049/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 10



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

Consent Application considered on: Monday, July 20, 2020

File: LD 050/2020
Submission: B 051/2020
Owner: Veltri and Son Limited
Agent: Veltri, Fay
Location: Lot 11, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 285.1 m² residential parcel of land retaining, a 320.6 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. F. Veltri, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 050/2020, 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 Municipality of Clarington's letter dated July 15, 2020, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 050/2020 is Monday, August 30, 2021.

Clearing Agencies

4. 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 #1 has been carried out to its satisfaction.
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 satisfied that the time periods outlined in condition #3 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 050/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 11



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

Consent Application considered on: Monday, July 20, 2020

File: LD 051/2020
Submission: B 052/2020
Owner: Willowtree Farms Inc.
Agent: Valerie Cranmer & Associates
Location: Lot 9 -11, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 9.3 hectare agricultural parcel of land to the east, retaining a 0.724 hectare residential parcel of land. Application is for the severance of a surplus farm dwelling.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. V Cranmer, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 051/2020, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 22, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2020.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 10, 2020, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, July 30, 2021.
 - Expiry Date of Application LD 051/2020 is Monday, August 30, 2021.

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 Township of Scugog that condition #3 has been carried out to its satisfaction.

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 051/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 12



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

Consent Application considered on: Monday, July 20, 2020

File: LD 052/2020
Submission: B 053/2020
Owner: Werrcroft Farms
Werrcroft Farms
Agent: Clark Consulting Services
Location: Lot 13, Concession 8
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 0.41 hectare agricultural parcel of land, retaining a 21.9 hectare agricultural parcel of land.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. B. Clark, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 052/2020, 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 July 13, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 15, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 052/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 052/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

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, July 20, 2020

File: LD 053/2020
Submission: B 054/2020
Owner: Raso, Antonio, Jennifer Megan & Santo
BV Courtice GP Inc.
Agent: Trolleybus Urban Development
Location: Lot 6, Concession PLN634
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 0.305 hectare residential parcel of land to the west, retaining a 0.88 hectare residential parcel of land.

The Committee member visited the site on July 7, 2020 and confirmed the property was properly posted.

Present was:

Agent: Gilbert, Greg - Trolleybus Urban Development

Mr. G. Gilbert explained the nature of the application and advised the Committee his clients are in the process of finalizing a plan of subdivision surrounding the subject parcel of land. He further advised this application will facilitate a separate real estate transaction that is pending.

Committee Member K. Bavington asked for clarification on the Municipality's road widening and questioned why the proposed retained lands would not be larger in light of the potential loss of land from the road widening dedications.

Mr. G. Gilbert advised the Committee the rear line proposed aligns with a future lot and the zoning for the abutting plan of subdivision will need to be in place prior to completion of this application.

Committee Member K. Bavington asked the agent if the proposal is in character with the neighbourhood. Mr. G. Gilbert answered in the affirmative.

Committee Member A. Camposeo asked the agent if he was in receipt of the Regional Health Department's comment letter.

Mr. G. Gilbert answered in the affirmative and further advised the Committee the well on the property has not been in operation for many years and has already been abandoned. He advised he will provide the Regional Health Department with proof thereof.

Committee Member A. Camposeo asked the agent for information on the septic system and his concurrence with conditions from the Municipality of Clarington regarding the easement requirement to access the septic system.

Mr. G. Gilbert advised the Committee the location of septic system is in the front yard therefore an easement will not be required.

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.

Agency comments were provided electronically to Mr. G. Gilbert.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: G. O'Connor

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 053/2020, as amended, 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 July 13, 2020.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated July 15, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 13, 2020, financial and otherwise.
4. 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.
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, July 30, 2021.
 - Expiry Date of Application LD 053/2020 is Monday, August 30, 2021.

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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 053/2020 on Monday, July 20, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 14



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

Consent Application considered on: Monday, July 20, 2020

File: LD 054/2020
Submission: B 055/2020
Owner: Franssen, Margot Maria
Agent: Van Maris, Anna
Location: Lot 17, Concession 4
Township of Brock
Municipality: Township of Brock

Consent to add a vacant 1,879.3 m² residential parcel of land to the north, retaining a 4,395.95 m² residential parcel of land.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

The Commissioner of Planning and Economic Development had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Regional Health and Regional Works Departments, the Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Ms. A. Van Maris, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 054/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated July 14, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, July 30, 2021.
 - Expiry Date of Application LD 054/2020 is Monday, August 30, 2021.

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 Brock 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.
2. Lake Simcoe Region Conservation Authority comments dated July 13, 2020.

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

Date: July 20, 2020

Application: LD 054/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 15



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

Consent Application considered on: Monday, July 20, 2020

File: LD 055/2020
Submission: B 056/2020
Owner: Danayan, Vicken
Agent: Asparian, Jacob
Location: Lot 8
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 364.21 m² residential parcel of land, retaining a 396.74 m² residential parcel of land.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. J. Asparian, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 055/2020, 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 June 19, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 13, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 055/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 055/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 16



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

Consent Application considered on: Monday, July 20, 2020

File: LD 056/2020
Submission: B 057/2020
Owner: 7902468 Canada Inc. c/o Triovest
Agent: GSP Group Inc.
Location: Lot 25, Concession 4
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 0.9 hectare commercial parcel of land, retaining a 3.81 hectare commercial parcel of land. Application includes easement.

Applications LD 056/2020 and LD 057/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. E. Saulesleja, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 056/2020, 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 July 10, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 13, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 056/2020 is Monday, August 30, 2021.

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

Date: July 20, 2020

Application: LD 056/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 17



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

Consent Application considered on: Monday, July 20, 2020

File: LD 057/2020
Submission: B 058/2020
Owner: 7902468 Canada Inc. c/o Trioinvest
Agent: GSP Group Inc.
Location: Lot 25, Concession 4
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 3.508 hectare access easement over a commercial parcel of land, retaining a 0.9 hectare commercial parcel of land.

Applications LD 056/2020 and LD 057/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. E. Saulesleja, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to LD 057/2020, 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 July 10, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 13, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 057/2020 is Monday, August 30, 2021.

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

Date: July 20, 2020

Application: LD 057/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 18



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

Consent Application considered on: Monday, July 20, 2020

File: LD 058/2020
Submission: B 059/2020
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 0.002 hectare parcel of land and 0.016 hectare below grade parcel of land to the parcel to the north, retaining a vacant 0.016 hectare residential parcel of land.

Applications LD 058/2020 through LD 061/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Vani, agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 058/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 2020, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 058/2020 is Monday, August 30, 2021.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Toronto Region Conservation Authority Comments dated July 10, 2020.

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

Date: July 20, 2020

Application: LD 058/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 19



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

Consent Application considered on: Monday, July 20, 2020

File: LD 059/2020
Submission: B 060/2020
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 0.033ha parcel of land and 0.043 hectare below grade parcel of land to the parcel to the north, retaining a vacant 0.411 hectare residential parcel of land.

Applications LD 058/2020 through LD 061/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Vani, agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 059/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 2020, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 059/2020 is Monday, August 30, 2021.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Toronto Region Conservation Authority Comments dated July 10, 2020.

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

Date: July 20, 2020

Application: LD 059/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 20



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

Consent Application considered on: Monday, July 20, 2020

File: LD 060/2020
Submission: B 061/2020
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 0.41 hectare parcel of land and 0.0413 hectare below grade parcel of land, retaining a vacant 1.678 hectare residential parcel of land.

Applications LD 058/2020 through LD 061/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Vani, agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 060/2020, 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 June 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 060/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Toronto Region Conservation Authority Comments dated July 10, 2020.

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

Date: July 20, 2020

Application: LD 060/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 21



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

Consent Application considered on: Monday, July 20, 2020

File: LD 061/2020
Submission: B 062/2020
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 0.503 hectare parcel of land and 0.514 hectare below grade parcel of land, retaining a vacant 1.175 hectare residential parcel of land.

Applications LD 058/2020 through LD 061/2020 were considered in conjunction.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. M. Vani, agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 061/2020, 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 June 29, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 30, 2021.
 - Expiry Date of Application LD 061/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

2. Toronto Region Conservation Authority Comments dated July 10, 2020.

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

Date: July 20, 2020

Application: LD 061/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.

Appendix 22



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

Consent Application considered on: Monday, July 20, 2020

File: LD 062/2020
Submission: B 063/2020
Owner: Pentaco Holdings Inc.
Agent: Candevcon East Limited
Location: Lot Pt Lt 16, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 0.064 hectare access easement in favour of the land to the west, retaining a vacant 2.401 hectare residential parcel of land.

The Committee member visited the site on July 6, 2020 and confirmed the property was properly posted.

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

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

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to LD 062/2020, 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 July 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 15, 2020, 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, July 30, 2021.
 - Expiry Date of Application LD 062/2020 is Monday, August 30, 2021.

Clearing Agencies

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

Advisory Comments

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

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

Date: July 20, 2020

Application: LD 062/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 18, 2020.