



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

Minutes

Monday, December 7, 2020

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 AM on Monday, December 7, 2020 with the following in attendance:

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

Attending Virtually:

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

Absent: None

Staff

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

Adoption of Minutes

Moved by: C. Molinari

Seconded by: G. O'Connor

That the minutes of the Monday, November 23, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 7, 2020

1. 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.

2. Other Business

None.

3. Recess

Moved by: D. Smith

Seconded by: E. Hudson

That this meeting be recessed at 10:50 a.m. and reconvene at 12:30 p.m.

Carried unanimously
Monday, December 7, 2020

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

4. Consideration of Consent Applications

1. File: LD 084/2014 - *Considered by the Land Division Committee*
Appendix 1
2. File: LD 132/2016 - *Considered by the Land Division Committee*
Appendix 2
3. File: LD 133/2016 - *Considered by the Land Division Committee*
Appendix 3
4. File: LD 134/2016 - *Considered by the Land Division Committee*
Appendix 4
5. File: LD 150/2018 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 086/2020 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 6
7. File: LD 087/2020 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 7
8. File: LD 088/2020 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 8
9. File: LD 089/2020 - *Considered by the Land Division Committee*
Appendix 9
10. File: LD 090/2020 - *Considered by the Land Division Committee*
Appendix 10
11. File: LD 091/2020 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 11
12. File: LD 092/2020 - *Delegated to the Commissioner of Planning & Economic
Development Department*
Appendix 12
13. File: LD 093/2020- *Considered by the Land Division Committee*
Appendix 13

14. File: LD 094/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 14
15. File: LD 095/2020 - *Considered by the Land Division Committee*
Appendix 15
16. File: LD 096/2020 - *Considered by the Land Division Committee*
Appendix 16
17. File: LD 097/2020 - *Considered by the Land Division Committee*
Appendix 17
18. File: LD 098/2020 - *Considered by the Land Division Committee*
Appendix 18
19. File: LD 099/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 19
20. File: LD 100/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 20
21. File: LD 101/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 21
22. File: LD 102/2020 - *Considered by the Land Division Committee*
Appendix 22
23. File: LD 103/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 23
24. File: LD 104/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 24
25. File: LD 105/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 25
26. File: LD 106/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 26

27. File: LD 107/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 27

5. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, January 11, 2021 in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

6. Adjournment

Moved by: D. Smith

Seconded by: A. Arnott

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held on Monday, January 11, 2021.

Carried unanimously
Monday, December 7, 2020

7. 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, December 7, 2020

File: LD 084/2014
Owner: Blaauw, Ronald
Blaauw, Norma
Agent: 1370304 Ontario Ltd.
Location: Lot 33, Concession 3
Municipality: Municipality of Clarington

Consent to add a 1.413 hectare vacant residential lot to the east, retaining a 0.195 hectare residential lot with an existing dwelling.

Application LD 084/2014 and applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

There were no parties present.

A written request was received on December 2, 2020, from the agent, Ms. D. Chambers requesting a further tabling of the applications.

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 Ms. D. Chambers, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 084/2014 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 December 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

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Motion of LD 084/2014 on Monday, December 7, 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, December 7, 2020

File: LD 132/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality: Municipality of Clarington

Consent to sever a 1130.91 square metre vacant residential parcel of land, retaining a 10,737.56 square metre residential parcel of land with a dwelling to be demolished.

Application LD 084/2014 and applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

There were no parties present.

A written request was received on December 2, 2020, from the agent, Ms. D. Chambers requesting a further tabling of the applications.

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 Ms. D. Chambers, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 132/2016 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 December 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

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Motion of LD 132/2016 on Monday, December 7, 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



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, December 7, 2020

File: LD 133/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality: Municipality of Clarington

Consent to sever a 1137.83 square metre vacant residential parcel of land, retaining a 10,730.64 square metre residential parcel of land with an existing dwelling to be demolished.

Application LD 084/2014 and applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

There were no parties present.

A written request was received on December 2, 2020, from the agent, Ms. D. Chambers requesting a further tabling of the applications.

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 Ms. D. Chambers, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 133/2016 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 December 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

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Motion of LD 133/2016 on Monday, December 7, 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 4



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, December 7, 2020

File: LD 134/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality: Municipality of Clarington

Consent to sever a 1237.73 square metre vacant residential parcel of land, retaining a 10,630.74 square metre residential parcel of land with an existing dwelling to be demolished.

Application LD 084/2014 and applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

There were no parties present.

A written request was received on December 2, 2020, from the agent, Ms. D. Chambers requesting a further tabling of the applications.

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 Ms. D. Chambers, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 134/2016 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 December 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

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Motion of LD 134/2016 on Monday, December 7, 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 5



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, December 7, 2020

File: LD 150/2018
Owner: Lowrie, James Christopher
Lowrie, Elisabeth
Agent: Lowrie, James Christopher
Location: Lot 10 & 11, Concession 5
Municipality: City of Pickering

Consent to sever a vacant 1,602.2 m² hamlet lot, retaining a 2,505.5 m² parcel of land with an existing dwelling.

The Committee member visited the site on November 23, 2020 and confirmed the property was not properly posted.

Present was:

Owner: Lowrie, James Christopher

Mr. J. Lowrie advised the Committee he was requesting a tabling of the application to allow for a Ministers Zoning Order amendment application to be approved by the Ministry of Municipal Affairs and Housing.

Mr. J. Lowrie also advised the Committee that the Minister's Zoning Order consultation period ended on November 29, 2020 and that he expects the decision to issue shortly.

A written request was received from Mr. J. Lowrie, the applicant on November 22, 2020, requesting a further tabling of the application.

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

Agency comments were provided electronically to Mr. J. Lowrie, the applicant.

Motion of the Committee

Moved by: E. Hudson

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and considered the oral submission, I hereby move that application LD 150/2018 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 December 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

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Motion of LD 150/2018 on Monday, December 7, 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 6



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

Consent Application considered on: Monday, December 7, 2020

File: LD 086/2020
Submission: B 093/2020
Owner: Capris Investments Inc.
Agent: HBR Planning Centre
Location: Lot 34 & 35, Concession 6
Municipality: Township of Uxbridge

Consent to sever a vacant 3,010 m² residential parcel of land, retaining a 8,247 m² residential parcel of land.

The Committee member visited the site on November 23, 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, and the Township of Uxbridge.

Agency comments were provided electronically to Stacey Williams, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 086/2020, 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 December 1, 2020.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated November 23, 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, December 17, 2021.
 - Expiry Date of Application LD 086/2020 is Monday, January 17, 2022.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of 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: December 7, 2020

Application: LD 086/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 7



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

Consent Application considered on: Monday, December 7, 2020

File: LD 087/2020
Submission: B 094/2020
Owner: Weiss, Brent & Sharon
Location: Lot 28, Concession 4
Municipality: Municipality of Clarington

Consent to sever a vacant 4,000 m² residential parcel of land retaining a 20,872 m² residential parcel of land.

The Committee member visited the site on November 23, 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 Ganaraska Region Conservation Authority.

Agency comments were provided electronically to Mr. B. Weiss, 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 087/2020, 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 November 27, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 087/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated November 24, 2020.

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

Date: December 7, 2020

Application: LD 087/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 8



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

Consent Application considered on: Monday, December 7, 2020

File: LD 088/2020
Submission: B 095/2020
Owner: The Pentecostal Assemblies of Canada
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lt 6, Concession 1
Municipality: City of Oshawa

Consent sever a 551.7 m² residential parcel of land with an existing dwelling, retaining a 13,409.6 m² institutional parcel of land with an existing place of worship.

The Committee member visited the site on November 23, 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 Oshawa and Central Lake Ontario Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 088/2020, 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 November 30, 2020.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated November 27, 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, December 17, 2021.
 - Expiry Date of Application LD 088/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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: December 7, 2020

Application: LD 088/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, December 7, 2020

File: LD 089/2020
Submission: B 096/2020
Owner: Wenzel International Inc. C/o Croven Crystal
Agent: D.G. Biddle & Associates Limited
Location: Lot 27 & 28, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 1.5 hectare industrial parcel of land, retaining a 1.1 hectare industrial parcel of land.

Applications LD 089/2020 and LD 090/2020 were heard concurrently.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

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

Mr. M. Fry provided the Committee with a brief overview of the applications. In response to concerns from neighbors regarding the loss of open space, he advised the Committee the property is not identified as green space or parkland in the area municipal official plan and the property is zoned for industrial use.

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

Committee Member K. Bavington asked the agent to explain the sequencing of the applications.

Mr. M. Fry advised the Committee the intent of the application is first to create one new parcel and maintain its current industrial use and the new parcel would include parts 2, 3 and 4 which would allow for perfection of the first application then the second application would enable the proposed lot line adjustment application. He indicated this order is the preferred approach by owner as it would provide flexibility in the future sale of the property.

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

A written submission was received on November 29, 2020 was received from Rachela De Lio.

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

Decision of the Committee

Moved by: G. O' Connor

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 089/2020, 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 Planning and Economic Development Department's letter dated November 30, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 089/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-

Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

2. Central Lake Ontario Conservation Authority Comments dated November 18, 2020.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 089/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, December 7, 2020

File: LD 090/2020
Submission: B 097/2020
Owner: Wenzel International Inc. C/o Croven Crystal
Agent: D.G. Biddle & Associates Limited
Location: Lot 27 & 28, Concession 2
Municipality: Town of Whitby

Consent to add a vacant 0.5 hectare industrial parcel of land to the east, retaining a 0.6 hectare industrial parcel of land.

Applications LD 089/2020 and LD 090/2020 were heard in concurrently.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

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

Mr. M. Fry provided the Committee with a brief overview of the applications. In response to concerns from neighbors regarding the loss of open space, he advised the Committee the property is not identified as green space or parkland in the area municipal official plan and the property is zoned for industrial use.

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

Committee Member K. Bavington asked the agent to explain the sequencing of the applications.

Mr. M. Fry advised the Committee the intent of the application is first to create one new parcel and maintain its current industrial use and the new parcel would include parts 2, 3 and 4 which would allow for perfection of the first application then the second application would enable the proposed lot line adjustment application. He indicated this order is the preferred approach by owner as it would provide flexibility in the future sale of the property.

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

A written submission was received on November 29, 2020 was received from Rachela De Lio.

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

Decision of the Committee

Moved by: G. O' Connor

Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 090/2020 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 17, 2021.
 - Expiry Date of Application LD 090/2020 is Monday, January 17, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby 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. Central Lake Ontario Conservation Authority Comments dated November 18, 2020.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 090/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 11



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

Consent Application considered on: Monday, December 7, 2020

File: LD 091/2020
Submission: B 098/2020
Owner: St. George's Memorial Anglican Church
Agent: D.G. Biddle & Associates Limited
Location: Lot 11, Concession 1
Municipality: City of Oshawa

Consent to sever a 2,526.9 m² residential parcel of land, retaining a 3,039 m² industrial parcel of land. This applicant includes easement.

The Committee member visited the site on November 23, 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 Oshawa and Central Lake Ontario Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 091/2020, 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 December 1, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 1, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 3, 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, December 17, 2021.
 - Expiry Date of Application LD 091/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 091/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 12



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

Consent Application considered on: Monday, December 7, 2020

File: LD 092/2020
Submission: B 099/2020
Owner: Holder, Edward
Agent: Clark Consulting Services
Location: Lot 9, Concession 1
Municipality: Township of Brock

Consent to sever a 0.97 hectare farm related rural residential parcel of land with an existing dwelling, retaining a 43.33 hectare agricultural parcel of land. Application includes easement.

The Committee member visited the site on November 23, 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 Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Hugh Stewart, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 092/2020, 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 December 1, 2020.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated November 17, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated November 30, 2020.
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, December 17, 2021.
 - Expiry Date of Application LD 092/2020 is Monday, January 17, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of 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 advised in writing by the Lake Simcoe Region Conservation Authority 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: December 7, 2020

Application: LD 092/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, December 7, 2020

File: LD 093/2020
Submission: B 100/2020
Owner: Koukidis, Tom
Agent: Koukidis, John
Location: Lot 3 & 4, Concession 7
Municipality: Town of Whitby

Consent to sever a vacant 320 m² residential parcel of land, retaining a vacant 336.3 m² parcel of land.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Agent: Koukidis, John

Mr. J. Koukidis explained the nature of the application and advised the Committee the application will facilitate the creation of an additional building lot for the construction of a new single family dwelling.

Mr. J. Koukidis further advised the Committee he was in receipt of and in agreement with the agency comments.

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

A written submission was received from Audrey Atkinson on November 24, 2020.

A written submission was received from Francis O'Hare on November 30, 2020.

Agency comments were provided electronically to Mr. J. Koukidis.

Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 093/2020, 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 letter dated November 24, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 093/2020 is Monday, January 17, 2022.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 093/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 14



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

Consent Application considered on: Monday, December 7, 2020

File: LD 094/2020
Submission: B 101/2020
Owner: Canadian Microwave Inc.
Agent: Bruner, Dennis
Location: Lot 7, Concession 10
Municipality: Township of Brock

Consent to add a vacant 9,089 m² parcel of land to the north, retaining a 20,732 m² parcel of land.

The Committee member visited the site on November 23, 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, and the Township of Brock.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 094/2020, 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 November 30, 2020.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated November 27, 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, December 17, 2021.
 - Expiry Date of Application LD 094/2020 is Monday, January 17, 2022.

Clearing Agencies

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

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

Date: December 7, 2020

Application: LD 094/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 15



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, December 7, 2020

File: LD 095/2020
Submission: B 102/2020
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 & 31, Concession 3
Municipality: Town of Whitby

Consent to sever a vacant 0.048 hectare residential parcel of land.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Owner: Falvo, Joseph - 1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application and advised the Committee there were previous applications completed on this parcel of land in 2018. He further advised that the owner had obtained legal advice and wished to make further applications to ensure each lot receive its own consent to ensure the owner is not in contravention of Planning Act.

Mr. S. Edwards further advised the Committee there will be 3 single detached lots for future development of single family dwellings in accordance with the original approvals on the subject property.

Mr. S. Edwards advised the Committee he was in receipt of and in agreement with the agency comments.

Committee Member K. Bavington referred the agent to the resident comments received and questioned if there was any communication with the area residents.

Mr. S. Edwards advised he was in contact with one resident directly and would be happy to respond to any further queries from any of area residents.

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.

A written submission was received from Laura Pendli on November 29, 2020.

A written submission was received from Bob Weir on November 23, 2020.

Agency comments were provided electronically to Mr. S. Edwards, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 095/2020, 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 Planning and Economic Development Department's letter dated November 24, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 2, 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, December 17, 2021.
 - Expiry Date of Application LD 095/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 095/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 16



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, December 7, 2020

File: LD 096/2020
Submission: B 102/2020
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 &31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 0.11 hectare residential parcel of land for future development.

Applications LD 096/2020 through LD 098/2020 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Owner: Falvo, Joseph -1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application and advised the Committee these applications will facilitate the creation of new building lots to construct 8 semi-detached dwellings. He also advised the Committee that these applications will work in conjunction with the related consent applications that were approved by the Land Division Committee in 2018. He further advised the Committee that in order to be in compliance with the Planning Act, the owner's solicitor has advised them to obtain consent for all retained lots from the 2018 applications.

Mr. S. Edwards further explained that the original approved consent applications would limit the order the lots could be conveyed and that the current subject applications would provide flexibility in the conveyance of the newly created lot.

Mr. S. Edwards advised he was in receipt of and in agreement with the agency comments.

Mr. S. Edwards advised the Committee the semi-detached dwellings are in compliance with the local zoning by-laws and regional services are available for all 8 dwellings.

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.

A written submission was received from Hitesh Patel, Andrea Jay-Peterson, Muhammed Ghani, and Mohamed Karmali on November 27, 2020.

A written submission was received from Amanda Hobin on November 29, 2020.

Agency comments were provided electronically to Mr. S. Edwards, the agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O' Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 096/2020, 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 letter dated November 24, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 26, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 096/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 096/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 17



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, December 7, 2020

File: LD 097/2020
Submission: B 103/2020
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 &31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 0.015 hectare residential parcel of land for future development.

Applications LD 096/2020 through LD 098/2020 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Owner: Falvo, Joseph -1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application and advised the Committee these applications will facilitate the creation of new building lots to construct 8 semi-detached dwellings. He also advised the Committee that these applications will work in conjunction with the related consent applications that were approved by the Land Division Committee in 2018. He further advised the Committee that in order to be in compliance with the Planning Act, the owner's

solicitor has advised them to obtain consent for all retained lots from the 2018 applications.

Mr. S. Edwards further explained that the original approved consent applications would limit the order the lots could be conveyed and that the current subject applications would provide flexibility in the conveyance of the newly created lot.

Mr. S. Edwards advised he was in receipt of and in agreement with the agency comments.

Mr. S. Edwards advised the Committee the semi-detached dwellings are in compliance with the local zoning by-laws and regional services are available for all 8 dwellings.

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.

A written submission was received from Hitesh Patel, Andrea Jay-Peterson, Muhammed Ghani, and Mohamed Karmali on November 27, 2020.

A written submission was received from Amanda Hobin on November 29, 2020.

Agency comments were provided electronically to Mr. S. Edwards, the agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O' Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 097/2020, 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 letter dated November 24, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 26, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 097/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 097/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 18



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, December 7, 2020

File: LD 098/2020
Submission: B 104/2020
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 &31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 0.013 hectare residential parcel of land for future development.

Applications LD 096/2020 through LD 098/2020 were heard in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Owner: Falvo, Joseph -1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application and advised the Committee these applications will facilitate the creation of new building lots to construct 8 semi-detached dwellings. He also advised the Committee that these applications will work in conjunction with the related consent applications that were approved by the Land Division Committee in 2018. He further advised the Committee that in order to be in compliance with the Planning Act, the owner's solicitor has advised them to obtain consent for all retained lots from the 2018 applications.

Mr. S. Edwards further explained that the original approved consent applications would limit the order the lots could be conveyed and that the current subject applications would provide flexibility in the conveyance of the newly created lot.

Mr. S. Edwards advised he was in receipt of and in agreement with the agency comments.

Mr. S. Edwards advised the Committee the semi-detached dwellings are in compliance with the local zoning by-laws and regional services are available for all 8 dwellings.

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.

A written submission was received from Hitesh Patel, Andrea Jay-Peterson, Muhammed Ghani, and Mohamed Karmali on November 27, 2020.

A written submission was received from Amanda Hobin on November 29, 2020.

Agency comments were provided electronically to Mr. S. Edwards, the agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O' Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 098/2020, 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 letter dated November 24, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 26, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 098/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 098/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 19



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

Consent Application considered on: Monday, December 7, 2020

File: LD 099/2020
Submission: B 105/2020
Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 334 m² residential parcel of land, retaining a 1,315 m² residential parcel of land.

Applications LD 099/2020 through LD 101/2020 were considered in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. J. Brancato, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 099/2020, 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 December 3, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 24, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 3, 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, December 17, 2021.
 - Expiry Date of Application LD 099/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 099/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 20



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

Consent Application considered on: Monday, December 7, 2020

File: LD 100/2020
Submission: B 107/2020
Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 335 m² residential parcel of land, retaining a 980 m² residential parcel of land.

Applications LD 099/2020 through LD 101/2020 were considered in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. J. Brancato, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 100/2020, 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 December 3, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 24, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 3, 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, December 17, 2021.
 - Expiry Date of Application LD 100/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 100/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 21



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

Consent Application considered on: Monday, December 7, 2020

File: LD 101/2020
Submission: B 108/2020
Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Concession 1
Municipality: City of Oshawa

Consent to sever a vacant 340 m² residential parcel of land, retaining a 640 m² residential parcel of land.

Applications LD 099/2020 through LD 101/2020 were considered in conjunction.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. J. Brancato, the agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 101/2020, 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 December 3, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 24, 2020.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 3, 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, December 17, 2021.
 - Expiry Date of Application LD 101/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 101/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, December 7, 2020

File: LD 102/2020
Submission: B 109/2020
Owner: 10059773 Canada Ltd.
Agent: Carr, Ryan
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 550.2 m² residential parcel of land, retaining a 419 m² residential parcel of land.

The Committee member visited the site on November 23, 2020 and confirmed the property was properly posted.

Present was:

Agent: Carr, Ryan

Mr. R. Carr explained the nature of the application and advised the Committee the application is in compliance with all applicable plans and policies. He further confirmed that the lots will be deficient in rear yard setback and lot size and that a minor variance application will be required to address the deficiencies.

Mr. R. Carr indicated a semi-detached will be constructed on the parcel and addressed some of the concerns raised by area residents regarding parking, storm water management and the proposed dwelling type and location.

Committee Member K. Bavington asked the agent to speak to the loss of vegetation and trees on the subject property.

Mr. R. Carr advised the Committee they will retain as many trees as possible on the property.

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 Central Lake Ontario Conservation Authority.

A written submission was received from Derek Gardner on November 30, 2020.

A written submission was received from Imran Mohammed on November 30, 2020.

A written submission was received from Blair Morlock on November 28, 2020.

A written submission was received from Claude and Catherine Dechamps on November 29, 2020.

Agency comments were provided electronically to Mr. R. Carr.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 102/2020, 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 letter dated November 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 102/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, December 7, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 102/2020 on Monday, December 7, 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, January 5, 2021.

Appendix 23



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

Consent Application considered on: Monday, December 7, 2020

File: LD 103/2020
Submission: B 110/2020
Owner: Coates, John James & Helen Sharon
Agent: H F Grander Co. Ltd.
Location: Lot 23, Concession 3
Municipality: Township of Scugog

Consent to add a vacant 0.0734 hectare agricultural parcel of land to the east, retaining a 91.8241 hectare agricultural parcel of land with an existing dwelling to remain.

The Committee member visited the site on November 23, 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 Township of Scugog and Kawartha Region Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 103/2020, 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 Planning and Economic Development Department's letter dated November 30, 2020.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated November 30, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 17, 2021.
 - Expiry Date of Application LD 103/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 103/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 24



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

Consent Application considered on: Monday, December 7, 2020

File: LD 104/2020
Submission: B 111/2020
Owner: Brooknorth Holdings Inc.
Agent: Taylor, Dave
Location: Part Lot 21, Concession 5
Municipality: Town of Whitby

Consent to grant a 1,091m² servicing easement in favour of property to the south, retaining a 13,438 m² commercial parcel of land.

Applications LD 104/2020 through LD 106/2020 were considered in conjunction.

The Committee member visited the site on November 23, 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 Town of Whitby and Central Lake Ontario Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to LD 104/2020, 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 Works Department's letter dated November 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 104/2020 is Monday, January 16, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 104/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 25



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

Consent Application considered on: Monday, December 7, 2020

File: LD 105/2020
Submission: B 112/2020
Owner: Brooknorth Holdings Inc.
Agent: Taylor, Dave
Location: Part Lot 21, Concession 5
Municipality: Town of Whitby

Consent to grant a 924.4 m² servicing easement in favour of property to the North, retaining a 18,327.1 m² commercial parcel of land.

Applications LD 104/2020 through LD 106/2020 were considered in conjunction.

The Committee member visited the site on November 23, 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 Town of Whitby and Central Lake Ontario Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to LD 105/2020, 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 Works Department's letter dated November 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 105/2020 is Monday, January 16, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 105/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 26



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

Consent Application considered on: Monday, December 7, 2020

File: LD 106/2020
Submission: B 113/2020
Owner: Brooknorth Holdings Inc.
Agent: Taylor, Dave
Location: Part Lot 21, Concession 5
Municipality: Town of Whitby

Consent to grant a 1,579.9 m² servicing easement in favour of property to the north & south, retaining a 18,669.8 m² commercial parcel of land.

Applications LD 104/2020 through LD 106/2020 were considered in conjunction.

The Committee member visited the site on November 23, 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 Town of Whitby and Central Lake Ontario Conservation Authority.

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

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to LD 106/2020, 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 Works Department's letter dated November 25, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated December 1, 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, December 17, 2021.
 - Expiry Date of Application LD 106/2020 is Monday, January 16, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Date: December 7, 2020

Application: LD 106/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.

Appendix 27



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

Consent Application considered on: Monday, December 7, 2020

File: LD 107/2020
Submission: B 114/2020
Owner: 860563 Ontario Limited
Agent: Polak, McKay & Hawkshaw
Location: Lot 23, Concession 4
Municipality: Municipality of Clarington

Consent to add a 0.364 hectare agricultural parcel of land to the south-west, retaining a 61.302 hectare agricultural parcel of land.

The Committee member visited the site on November 23, 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 Ganaraska Region Conservation Authority.

Agency comments were provided electronically to Mr. C. Murkar, agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 107/2020, 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 Planning and Economic Development Department's letter dated November 30, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 1, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 17, 2021.
 - Expiry Date of Application LD 107/2020 is Monday, January 17, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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: December 7, 2020

Application: LD 107/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 5, 2021.