



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

Minutes

Monday, March 15, 2021

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 AM on Monday, March 15, 2021 with the following in attendance:

Present: A. Georgieff, Chair

Attending Virtually:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: G. O'Connor

Seconded by: K. Bavington

That the minutes of the Monday, February 08, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, March 15, 2021

2. Review Consent Applications/Correspondence

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

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with information regarding continued virtual hearings and Regional staff working from home.

4. Recess

Moved by: G. O'Connor

Seconded by: K. Bavington

That this meeting be recessed at 11:30 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, March 15, 2021

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

5. Consideration of Consent Applications

1. File: LD 026/2019 - *Considered by the Land Division Committee*
Appendix 1
2. File: LD 149/2019 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 2
3. File: LD 064/2020 - *Considered by the Land Division Committee*
Appendix 3
4. File: LD 082/2020 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 4
5. File: LD 007/2021- *Considered by the Land Division Committee*
Appendix 5
6. File: LD 008/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 6
7. File: LD 028/2021 -- *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 7
8. File: LD 029/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 8
9. File: LD 030/2021 -- *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 9
10. File: LD 031/2021 - *Considered by the Land Division Committee*
Appendix 10
11. File: LD 032/2021 - *Considered by the Land Division Committee*
Appendix 11
12. File: LD 033/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 12

13. File: LD 034/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 13
14. File: LD 035/2021 - *Considered by the Land Division Committee*
Appendix 14
15. File: LD 036/2021 - *Considered by the Land Division Committee*
Appendix 15
16. File: LD 037/2021 - *Considered by the Land Division Committee*
Appendix 16
17. File: LD 038/2021 - *Considered by the Land Division Committee*
Appendix 17
18. File: LD 039/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 18
19. File: LD 040/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 19
20. File: LD 041/2021 - *Considered by the Land Division Committee*
Appendix 20

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on April 19, 2021 at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: C. Molinari

Seconded by: D. Smith

That this meeting be adjourned at 2:35 p.m. and the next regular meeting be held on April 19, 2021.

Carried unanimously
Monday, March 15, 2021

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, March 15, 2021

File: LD 026/2019
Owner: Kings Way College
Agent: Lealand Unlimited Liability Company
Location: Lot Pt Lot 1, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 2.836 hectare commercial parcel of land, retaining a 37.6 hectare commercial parcel of land with an existing structures to remain.

This application was tabled from the March 18, 2019 hearing.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

There were no parties present.

A written request was received on February 10, 2021, from Ms. D. Chambers requesting a further tabling of this matter.

Committee member C. Molinari discussed the proposal site and specifically how the proposal relates to Violet Hall Road which appears to be in the middle of the proposed severed lands.

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

Motion of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 026/2019 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 March 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 026/2019 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Appendix 2



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

Consent Application considered on: Monday, March 15, 2021

File: LD 149/2019
Submission: B 029/2021
Owner: Crestview Investment Corporation
Agent: Groundswell Urban Planner Inc.
Location: Lot 9, Concession 3
Municipality: City of Oshawa

Consent to sever a vacant 10,115 m² commercial parcel of land, retaining a 10,236.42 m² commercial parcel of land with an existing structure to remain.

This matter was tabled from the December 9, 2019 hearing.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Lucilla Sandoval, 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 149/2019, 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 March 10, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 11, 2021, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated March 10, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 149/2019 is Monday, April 25, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 Central Lake Ontario 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 149/2019

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

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, March 15, 2021

File: LD 064/2020
Owner: Mayne, Eric & Elsie
Agent: Holland, Ryan
Location: Lot 35, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 16,107 m² agricultural parcel of land, retaining a 24,648 m² agricultural parcel of land.

This application was tabled from the August 17, 2021 hearing.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

There were no parties present.

A letter was received on March 12, 2021, from Ms. K. Metzner requesting a further tabling of the application.

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

Agency comments were provided electronically to Ms. K. Metzner, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 064/2020 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2023. A tabling fee of \$300 payable by certified funds within 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, March 15, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 064/2020 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Appendix 4



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

Consent Application considered on: Monday, March 15, 2021

File: LD 082/2020
Submission: B 030/2021
Owner: 1093560 Ontario Limited
Location: Lot 28, Concession 6
Municipality: Township of Uxbridge

Consent to sever a 1,298 m² residential parcel of land, retaining a 1,266 m² residential parcel of land with an existing to be demolished.

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

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Fabio Furlan, the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 082/2020, 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 February 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated March 4, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 082/2020 is Monday, April 25, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 082/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

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, March 15, 2021

File: LD 007/2021
Owner: Dsouza, Neil
Agent: Lennox, Stephen
Location: Lot 7, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 403.5 m² residential parcel of land, retaining a 403.7 m² residential parcel of land. Application includes easement.

This application was tabled from the January 11, 2021 hearing.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present were:

Carr, Ryan – Agent
Lennox, Stephen – Agent

Committee Member C. Molinari asked for clarification on the driveway issue raised by the Regional Works Department and queried why the applicant would not reconfigure the driveway to meet the requirements of the Regional Works Department.

Committee Member D. Smith queried why the Regional Planning Department would be recommending a denial rather than tabling to afford the applicant an opportunity to reconfigure the proposal.

Vice-Chair K. Bavington echoed Committee Member's D. Smith's query.

Chair A. Georgieff noted Rossland Road is Type B arterial Road and as such this proposal would be in direct violation of this section in the Regional Official Plan and queried why Regional Planning staff did not speak to this in their comments.

Secretary-Treasurer L. Trombino advised the Committee that Regional Planning had initially favorable comments then later revised those comments once Regional Works comments were issued. He reminded members these are only recommendations and members should make decisions based on their own opinions.

Committee Member A. Arnott noted it would be beneficial to hear the applicant's proposal on these requirements and what they are willing to do to amend the application.

Mr. R. Carr advised the Committee he was aware of the comments from the Regional Works Department.

Secretary-Treasurer L. Trombino advised the Committee the comments received from Regional Works and Regional Planning do not support the application as the proposal is not in compliance with driveway entrance requirements for a Regional Type B Road.

Mr. S. Lennox asked the Committee to table the application to allow for resolution of the issues raised by the Regional Works Department. He advised the Committee he will work with the Regional Works Department and revise the application.

Committee Member A. Arnott asked the agent to comment on the driveway configuration and advise how they will satisfy the requirements of the Regional Works Department.

Mr. R. Carr advise the Committee a common laneway servicing agreement will be proposed. There will be an increase to the side yard setback on the east and west side of the subject lands thereby decreasing the setback as well there will be an outbound driveway on half of the lot with rear parking and one-way direction flow.

He further advised that an easement will be registered to alleviate traffic concerns.

Mr. R. Carr requested a further tabling of the application to allow for an opportunity to work out these issues with staff.

Secretary-Treasurer L. Trombino advised the Committee that an additional application may be required to facilitate a potential reciprocal easement.

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 to Mr. R. Carr, the agent for the owner.

Motion of the Committee

Moved by: A. Arnott

Seconded by: G. O' Connor

Having reviewed and considered all of the agency comments and heard the oral submissions by the agents, I hereby move that application LD 007/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 007/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

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, March 15, 2021

File: LD 008/2021
Submission: B 031/2021
Owner: Wagner, Carolyn Ann
Wagner, Glenn Theodor
Agent: H F Grander Co. Ltd.
Location: Lot 28, Concession 6
Municipality: Township of Uxbridge

Consent to sever a vacant 541 m² residential parcel of land, retaining a 648 m² residential parcel of land with an existing dwelling to remain.

This application was tabled from the January 11, 2021 hearing.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. Ralph Grander, 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 008/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated March 4, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 008/2021 is Monday, April 25, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 008/2021

Appendix 7



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

Consent Application considered on: Monday, March 15, 2021

File: LD 028/2021
Submission: B 032/2021
Owner: Parker, Pat
Parker, Steven
Location: Lot 28, Concession 05
Municipality: Municipality of Clarington

Consent to sever a vacant 2,237 m² residential parcel of land, retaining a vacant 7,056 m² residential parcel of land.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Pat Parker, 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 028/2021, as applied, 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 March 1, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 10, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated March 10, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 028/2021 is Monday, April 25, 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 028/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 8



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

Consent Application considered on: Monday, March 15, 2021

File: LD 029/2021
Submission: B 033/2021
Owner: Darmar Farms Inc.
Agent: Clark Consulting Services
Location: Lot 3, Concession 12
Municipality: Township of Brock

Consent to sever a 0.405 hectare farm related rural residential parcel of land with an existing shed and dwelling to remain, retaining a vacant 22.225 hectare agricultural parcel of land.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. Bob Clark, 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 029/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 1, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated February 26, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 029/2021 is Monday, April 25, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Lake Simcoe Region Conservation Authority's letter dated March 8, 2021.
2. Once all of the conditions contained in the Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 029/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 9



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

Consent Application considered on: Monday, March 15, 2021

File: LD 030/2021
Submission: B 034/2021
Owner: ASC (Taunton) Facility Limited Partnership
Agent: GHD
Location: Lot 19, Concession 4
Municipality: Town of Whitby

Consent to grant a 4,991 m² blanket easement in favour of the lands to the west, retaining a 12,240 m² residential parcel of land.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. Samantha Chow, 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 030/2021, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 11, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 030/2021 is Monday, April 25, 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 030/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 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, March 15, 2021

File: LD 031/2021
Submission: B 035/2021
Owner: Carkner, Deborah
Agent: Juchau, Andrew
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 835.9 m² residential parcel of land, retaining a 2,875.1 m² residential parcel of land with an existing dwelling to remain.

Applications LD 031/2021 and LD 032/2021 were heard in conjunction.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present was:

Owner: Carkner, Deborah
Agent: Juchau, Andrew
Objectors: Cherrette, Kate
Gallo, Frank

Ms. D. Carkner advised the Committee the rear lands of her property were approved by the Land Division Committee in 2017 for a severance and no objections were raised at that time from residents or agencies, however, they had opted not to finalize the consent at that time.

Ms. D. Carkner further advised this new application proposes no changes or deviation from the 2017 application. She indicated the proposal is in compliance with all plans and policies of the Region of Durham and the City of Pickering.

Mr. F. Gallo expressed concerns related to the future extension of Maitland Drive as the road veers to the east and would have to veer back to the west if this application were approved. He indicated there was no road allowance when Maitland Drive was originally built and advised the Committee in his opinion it would be appropriate for the owner to provide a road allowance to straighten out the road.

Ms. K. Cherrett expressed concerns related to the road allowance extension. She indicated if this application were to be approved, no future infill can occur on the rear portion of the lots on Oakwood Drive until the road allowance alignment issue is resolved. She further expressed concerns related to future development and loss of value of lands in light of the fact the proposed road allowance would be located almost entirely at the expense of the homeowner with frontage on Rosebank Road. She asked for a more equitable dedication from the landowners on the west side of the proposed road extension.

Committee Member C. Molinari noted the City of Pickering has not required a road dedication on Maitland Drive as part of their recommended conditions of approval.

Committee Member A. Camposeo asked for clarification on Maitland Drive and whether it has been developed behind Oakwood Drive.

Mr. A. Juchau advised the Committee the owners had pre-consulted with the City of Pickering and staff from the City had not requested any changes to the existing road allowance configuration.

Committee Member C. Molinari asked for clarification on the City of Pickering's letter specifically Condition Number 6.

Secretary-Treasurer L. Trombino advised there is a 0.3 metre (1 foot) reserve currently on the property and as a condition of approval it must be removed and dedicated to the City as a public road in order to facilitate frontage on Maitland Drive.

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

A written submission was received on March 4, 2021 from M. F. Gallo and Mr. M. Molinaro, area resident.

A written submission was received on March 9, 2021 from Ms. K. Cherett, area resident.

Agency comments were provided electronically to Mr. A. Juchau, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 031/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 2, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 9, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 031/2021 is Monday, April 25, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 031/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, March 15, 2021

File: LD 032/2021
Submission: B 036/2021
Owner: Carkner, Deborah
Agent: Juchau, Andrew
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 835.9m² residential parcel of land, retaining a 2,039.2m² residential parcel of land with an existing dwelling.

Applications LD 031/2021 and LD 032/2021 were heard in conjunction.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present was:

Owner: Carkner, Deborah
Agent: Juchau, Andrew
Objectors: Cherrette, Kate
Gallo, Frank

Ms. D. Carkner advised the Committee the rear lands of her property were approved by the Land Division Committee in 2017 for a severance and no objections were raised at that time from residents or agencies, however, they had opted not to finalize the consent at that time.

Ms. D. Carkner further advised this new application proposes no changes or deviation from the 2017 application. She indicated the proposal is in compliance with all plans and policies of the Region of Durham and the City of Pickering.

Mr. F. Gallo expressed concerns related to the future extension of Maitland Drive as the road veers to the east and would have to veer back to the west if this application were approved. He indicated there was no road allowance when Maitland Drive was originally built and advised the Committee in his opinion it would be appropriate for the owner to provide a road allowance to straighten out the road.

Ms. K. Cherrett expressed concerns related to the road allowance extension. She indicated if this application were to be approved, no future infill can occur on the rear portion of the lots on Oakwood Drive until the road allowance alignment issue is resolved. She further expressed concerns related to future development and loss of value of lands in light of the fact the proposed road allowance would be located almost entirely at the expense of the homeowner with frontage on Rosebank Road. She asked for a more equitable dedication from the landowners on the west side of the proposed road extension.

Committee Member C. Molinari noted the City of Pickering has not required a road dedication on Maitland Drive as part of their recommended conditions of approval.

Committee Member A. Camposeo asked for clarification on Maitland Drive and whether it has been developed behind Oakwood Drive.

Mr. A. Juchau advised the Committee the owners had pre-consulted with the City of Pickering and staff from the City had not requested any changes to the existing road allowance configuration.

Committee Member C. Molinari asked for clarification on the City of Pickering's letter specifically Condition Number 6.

Secretary-Treasurer L. Trombino advised there is a 0.3 metre (1 foot) reserve currently on the property and as a condition of approval it must be removed and dedicated to the City as a public road in order to facilitate frontage on Maitland Drive.

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

A written submission was received on March 4, 2021 from M. F. Gallo and Mr. M. Molinaro, area resident.

A written submission was received on March 9, 2021 from Ms. K. Cherett, area resident.

Agency comments were provided electronically to Mr. A. Juchau, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 032/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 2, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 9, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 032/2021 is Monday, April 25, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 032/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 12



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

Consent Application considered on: Monday, March 15, 2021

File: LD 033/2021
Submission: B 037/2021
Owner: Thorndyke, Wendell Eliot
Agent: Coleman, Thomas
Location: Lot 8, Concession 2
Municipality: City of Oshawa

Consent to add a vacant 54.72 m² residential parcel of land to the east, retaining a 2,145 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Mr. Thomas Coleman, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 033/2021, 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 March 8, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 5, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 033/2021 is Monday, April 25, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

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

Decision Date: March 15, 2021

Application: LD 033/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 13



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

Consent Application considered on: Monday, March 15, 2021

File: LD 034/2021
Submission: B 038/2021
Owner: Calvary Baptist Church
Agent: Lindsay Bell Professional Corporation
Location: Lot 8, Concession 3
(Whitby East)
Municipality: City of Oshawa

Consent to sever a 0.1 hectare residential parcel of land with an existing structure, retaining a 2 hectare institutional parcel of land with an existing structure to remain.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. Lindsay Bell, 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 034/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 10, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 034/2021 is March, April 25, 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

Decision Date: March 15, 2021

Application: LD 034/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 14



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, March 15, 2021

File: LD 035/2021
Submission: B 039/2021
Owner: Dorani, Walid
Agent: Brian Moss & Associates Ltd.
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 1,241 m² residential parcel of land, retaining a 1,135 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

Agent: Moss, Brian - Brian Moss & Associates Ltd.
Interested party: Hogan, Ed

Mr. E. Hogan advised the Committee that his questions had been addressed and that he had no further concerns with the application. Mr. E. Hogan then excused himself from the meeting.

Mr. B. Moss explained the nature of the application and advised the Committee he was in receipt and in agreement with agency comments. Mr. B. Moss also advised the Committee he had addressed the concerns and questions from Mr. E. Hogan.

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

A written submission was received on February 24, 2021 from Mr. Ed Hogan, area resident.

Agency comments were provided electronically to Mr. B. Moss, the agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 035/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 3, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 11, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 035/2021 is Monday, April 25, 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, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 035/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 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, March 15, 2021

File: LD 036/2021
Submission: B 040/2021
Owner: GHR Investment Corp
Agent: Mandarello, Michael
Location: Lot 34, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 533.4 m² residential parcel of land, retaining 1,191.4 m² residential parcel of land with an existing dwelling to be demolished..

Applications LD 036/2021 and LD 037/2021 were heard in conjunction.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present was:

Agent - Mandarello, Michael

Mr. Michael Mandarello provided the Committee with a brief overview of the intent of the applications. Mr. M. Mandarello also advised the Committee that he has reached out to the two area residents who had made written submissions to the Committee and offered to answer and address their comments.

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

A written submission was received on February 23, 2021 from Mr. Ken and Mrs. Jennifer Pettigrew, area residents.

A written submission was received on February 24, 2021 from Mr. Reginald Chin, area resident.

Agency comments were provided electronically to Mr. M. Mandarello, the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 036/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 9, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 036/2021 is Monday, April 25, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 036/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 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, March 15, 2021

File: LD 037/2021
Submission: B 041/2021
Owner: GHR Investment Corp
Agent: Mandarello, Michael
Location: Lot 34, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 607.2 m² residential parcel of land, retaining a vacant 584.2 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 036/2021 and LD 037/2021 were heard in conjunction.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present was:

Agent - Mandarello, Michael

Mr. Michael Mandarello provided the Committee with a brief overview of the applications. Mr. M. Mandarello also advised the Committee that he has reached out to the two area residents who made written submissions to the Committee and offered to answer and address their comments.

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

A written submission was received on February 23, 2021 from Mr. Ken and Mrs. Jennifer Pettigrew, area residents.

A written submission was received on February 24, 2021 from Mr. Reginald Chin, area resident.

Agency comments were provided electronically to Mr. M. Mandarello, the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 037/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 9, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 037/2021 is Monday, April 25, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 037/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 17



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, March 15, 2021

File: LD 038/2021
Owner: Nuteck Homes Ltd.
Agent: Grant Morris Associates Ltd.
Location: Lot 31, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 929.11 m² residential parcel of land, retaining a 4,639.60 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

Present were:

Owner: Molinaro, Cesare - Nuteck Homes Ltd.
Agent: Morris, Grant - Grant Morris Associates Ltd.

Mr. G. Morris explained the nature of the application and advised the Committee the subject lands form part of an area that is being planned for an infill plan of subdivision application. He further advised that the applicant had requested permission to sever a lot and retain a lot in order to satisfy the concerns of the City of Pickering associated with the impact of the proposed plan of subdivision.

Mr. G. Morris further advised the Engineering Department at the City of Pickering has recommended a tabling of the application and advised the applicant is in agreement with the recommendation.

Committee Member A. Arnott noted the proposed road construction is unclear and would like clarification from the applicant.

Committee Member C. Molinari asked the applicant if he had pre-consulted with the City of Pickering.

Secretary-Treasurer L. Trombino advised this has been ongoing process and the agent and confirmed owner had pre-consulted with the City.

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

Agency comments were provided to Mr. G. Morris.

Motion of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submission by the agent, I hereby move that application LD 038/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2023. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 038/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Appendix 18



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

Consent Application considered on: Monday, March 15, 2021

File: LD 039/2021
Submission: B 042/2021
Owner: Beauchamp, Suzanne
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality: Township of Scugog

Consent to sever a vacant 505.90m² residential parcel of land, retaining a 505.9m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. C. Molinari, 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 039/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 5, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated March 8, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 039/2021 is Monday, April 25, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: March 15, 2021

Application: LD 039/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.

Appendix 19



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

Consent Application considered on: Monday, March 15, 2021

File: LD 040/2021
Submission: B 043/2021
Owner: KS 1400 Victoria Street
Agent: GHD Limited
Location: Lot 22, Concession BF
Municipality: Town of Whitby

Consent to grant a 42,691.4 m² blanket storm water easement in favour of the property to the north.

The Committee member visited the site on February 27, 2021 and confirmed the property was properly posted.

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

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

Agency comments were provided electronically to Ms. S. Chow, agent for the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all of the agency comments, I hereby move that application LD 040/2021 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 11, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 040/2021 is Monday, April 25, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: March 15, 2021

Application: LD 040/2021

Appendix 20



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, March 15, 2021

File: LD 041/2021
Submission: B 044/2021
Owner: 10030708 Canada Inc.
Agent: Brutto Consulting
Location: Lot 12, Concession RNG 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant 268 m² servicing easements and 58 m² access easements in favour of the property to the east, retaining a 6,166 m² industrial parcel of land.

The Committee member visited the site on March 1, 2021 and confirmed the property was properly posted.

Present were:

Agent: Fiorani, Francesco - Brutto Consulting
Brutto, Claudio

Mr. F. Fiorani explained the nature of the application and advised the Committee the application will facilitate the creation of an easement which will replace an existing easement.

Mr. C. Brutto advised he was in receipt of and in agreement with the agency comments. He reiterated Mr. Fiorani's position regarding the relocation of the easement for the existing storm sewer easement to a new location and explained that this application is simply a housekeeping matter.

Committee Member C. Molinari asked for clarification on the parts the application that are subject to the new easement.

Mr. F. Fiorani confirmed the applicable parts that are subject to the application

Assistant Secretary-Treasurer P. Aguilera advised the Committee the application submitted does not reflect what Mr. F. Fiorani has indicated and requested the agent provide updated application page to reflect the appropriate parts.

A brief recess was called to allow the agent an opportunity to revise the application and submit it on the floor.

Assistant Secretary-Treasurer P. Aguilera confirmed to the Committee the revised pages were acceptable and consistent with what was being applied for.

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

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 041/2021 be approved, as amended, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 8, 2021.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated March 12, 2021, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 25, 2022.
 - Expiry Date of Application LD 041/2021 is Monday, April 25, 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 Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, March 15, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 041/2021 on Monday, March 15, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 13, 2021.