



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

Minutes

Monday, August 9, 2021

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

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

Attending Virtually:

A. Georgieff, Chair
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: D. Smith

That the minutes of the Monday, July 12, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, August 9, 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 an update regarding the Region's re-opening plans in October 2021.

4. Recess

Moved by: C. Molinari

Seconded by: K. Bavington

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

Carried unanimously
Monday, August 9, 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 051/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 1
2. File: LD 081/2021 - Withdrawn
Appendix 2
3. File: LD 082/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 3
4. File: LD 083/2021 - *Considered by the Land Division Committee*
Appendix 4
5. File: LD 084/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 5
6. File: LD 085/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 6
7. File: LD 086/2021 - *Considered by the Land Division Committee*
Appendix 7
8. File: LD 087/2021 - *Considered by the Land Division Committee*
Appendix 8
9. File: LD 088/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 9
10. File: LD 089/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 10

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on September 13, 2021, virtually at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Bavington

Seconded by: D. Smith

That this meeting be adjourned at 1:35 p.m. and the next regular meeting be held virtually on September 13, 2021.

Carried unanimously
Monday, August 9, 2021

8. Appendices

Appendix 1



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

Consent Application heard on: Monday, August 9, 2021

File: LD 051/2021
Submission: B 078/2021
Owner: Byron, Sue
Agent: Church, James
Location: Lot 32, Concession 2
Municipality: Municipality of Clarington

Consent to sever a vacant 610 m² residential parcel of land, retaining a 742 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 24, 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 Municipality of Clarington.

Agency comments were provided electronically to Mr. J. Church, 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 051/2021, 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 July 26, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 30, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 27, 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, August 19, 2022.
 - Expiry Date of Application LD 051/2021 is Monday, September 19, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: August 9, 2021

Application: LD 051/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 2021.

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, August 9, 2021

File: LD 081/2021
Submission: N/A
Owner: RIC (1515 Thornton) Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot 16, Concession 4
Municipality: City of Oshawa

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

A written correspondence was received on August 6, 2021, from Mr. M. Fry, agent for the applicant, withdrawing the application.

Appendix 3



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

Consent Application heard on: Monday, August 9, 2021

File: LD 082/2021
Submission: B 079/2021
Owner: Gerstner, Phyllis
Agent: Clark Consulting Services
Location: Lot 14, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 1.465 hectare farm related rural residential parcel of land with an existing dwelling to remain, retaining a vacant 32.375 hectare agricultural parcel of land. Application is for a surplus farm dwelling.

The Committee member visited the site on July 24, 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 Uxbridge and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Mr. B. Clark, 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 082/2021, 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 July 30, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 30, 2021.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated July 19, 2021, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's ("LSRCA") letter dated August 6, 2021, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 19, 2022.
 - Expiry Date of Application LD 082/2021 is Monday, September 19, 2022.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the LSRCA that condition #4 has been carried out to its satisfaction.

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

Applicants/owners are responsible for fulfilling all conditions.

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: August 9, 2021

Application: LD 082/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 2021.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, August 9, 2021

File: LD 083/2021
Submission: B 080/2021
Owner: Pathmanathan, Sathyendra
Sathyendra, Hamsanambikai
Agent: Barrett Municipal Consulting
Location: Lot 34, Concession PLN 228
Municipality: City of Pickering

Consent to sever 980.1 m² residential parcel of land retaining a 1,969 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 26, 2021 and confirmed the property was properly posted.

Present was:

Agent: Barrett, Graham - Barrett Municipal Consulting
Interested parties: Habib, Najibullah
Habib, Tajalla

Mr. G. Barrett explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot and that the existing dwelling will be demolished. He further advised that Committee that once the dwellings are constructed they will be in keeping with the character of the surrounding properties.

He further advised the Committee that some minor variance applications will be required to which the owner is agreeable and will make the required applications.

Mr. G. Barrett further advised the Committee the building designs have not yet been completed at this time. He also indicated he had personally reached out to the two residents who had expressed concerns related with the application in an attempt to address their concerns.

Mr. G. Barrett further advised the Committee that he was in receipt of and in agreement with all agency comments.

Committee Member A. Arnott asked the agent to confirm whether the proposed parcel property line would line up with the property line behind their property.

Mr. G. Barrett advised the Committee the parcel will be irregular in shape and will not align to those properties behind the subject parcel.

Mr. N. Habib expressed concerns related to non-compliance with the existing parcel fabric in the area and the loss of property value given the proposed dwellings would be significantly smaller than his existing 6,500 square foot home.

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.

Written submissions were received on July 20, 26 and 27, 2021 from Cyril Durdle, area resident.

A written submission was received on July 28, 2021, from Tajalla and Najibullah Habib, area residents.

Agency comments were provided electronically to Mr. G. Barrett, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 083/2021, 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 July 27, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 4, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated August 3, 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, August 19, 2022.
 - Expiry Date of Application LD 083/2021 is Monday, September 19, 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.

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, August 9, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 083/2021 on Monday, August 9, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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, September 7, 2021.

Appendix 5



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

Consent Application heard on: Monday, August 9, 2021

File: LD 084/2021
Submission: B 081/2021
Owner: De Souza, Curtis & Basmattie
Location: Lot 8, Concession 1
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 342.5 m² residential parcel of land, retaining a 551.3 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 24, 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 Ajax and Toronto Region Conservation Authority.

Agency comments were provided to Ms. B. De Souza, the applicant.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 084/2021, 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 July 30, 2021.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 4, 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, August 19, 2022.
 - Expiry Date of Application LD 084/2021 is Monday, September 19, 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.

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: August 7, 2021

Application: LD 084/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 2021.

Appendix 6



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

Consent Application heard on: Monday, August 9, 2021

File: LD 085/2021
Submission: B 082/2021
Owner: Long & McQuade Ltd.
Agent: R. E. Millward & Associates
Location: Lot 6 & 7, Concession BF 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 4, 382.70 m² commercial parcel of land with an existing structure to remain, retaining a 29,754.80 m² commercial parcel of land with an existing structure to remain.

The Committee member visited the site on July 24, 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 City of Pickering.

Agency comments were provided electronically to Mr. I. Graham, 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 085/2021, 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 August 4, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated August 4, 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, August 19, 2022.
 - Expiry Date of Application LD 085/2021 is Monday, September 19, 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 Pickering that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

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: August 9, 2021

Application: LD 085/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 2021.

Appendix 7



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, August 9, 2021

File: LD 086/2021
Submission: B 083/2021
Owner: Porco, Michael John
Agent: Solomon, Joseph
Location: Lot 11, Concession 1
Municipality: City of Oshawa

Consent to sever a 297.47 m² residential parcel of land, retaining a 297.47 m² residential parcel of land with an existing dwelling to remain.

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

Present was:

Owner: Porco, Michael John
Agent: Solomon, Joseph

Mr. M. Porco explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments, save and except for the condition from Regional Planning & Economic Development Department with respect to a noise study requirement.

He further advised he had attempted to reach out to Planning staff but was unable to obtain a revised letter at this time.

Committee Member A. Arnott asked the owner to provide clarification on the title of the property.

Mr. M. Porco advised the Committee the properties were inadvertently merged in 2011 when title was taken in the same name to both parcels. He indicated this application will rectify that merger and reestablish original lot lines. He further advised that there are no physical changes proposed to either of the lots or the structures on the property.

Mr. J. Solomon advised the Committee this application will also assist in facilitating independent financing of each lot and reiterated that the owner would like to reestablish the original lot lines and deal with the lots independent of each other on a going forward basis.

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 Mr. J. Solomon, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 086/2021, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 6, 2021 save and except for condition number 3.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 5, 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, August 19, 2022.
 - Expiry Date of Application LD 086/2021 is Monday, September 19, 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.

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 July 20, 2021.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, August 9, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 086/2021 on Monday, August 9, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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, September 7, 2021.

Appendix 8



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, August 9, 2021

File: LD 087/2021
Submission: B 084/2021
Owner: Gyaltsan Property Management Inc.
Durham Standard Condominium No. 341 C/O Gyaltsan Property
Management Inc.
Agent: Gyaltsan, Tenzin
Location: Lot 27 & 28, Concession 1
Municipality: Municipality of Clarington

Consent to grant a 1,184.9 m² easement in favour of the property to the south for access and storm water maintenance, retaining a 11,796.1 m² residential parcel of land.

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

Present was:

Agent: Gyaltsan, Tenzin

Mr. T. Gyalston explained the nature of the application and advised the Committee the application will facilitate vehicular and storm water access to a previously severed parcel of land created through a historic Land Division Committee application. He also provided a detailed explanation of which parts on the draft plan will be for vehicular access and which for storm water maintenance.

Committee Member A. Camposeo asked for clarity on the proposed access to 109 King Street and requested confirmation that access will be from both King Street

and Beaver Street. Ms. A. Camposeo also questioned whether there would be full entrance and exit accesses for each access point.

Mr. T. Gyalston answered in the affirmative to both inquiries.

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

Agency comments were provided electronically to Mr. T. Gyalston, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Camposeo

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 087/2021 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 August 6, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 27, 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, August 19, 2022.
 - Expiry Date of Application LD 087/2021 is Monday, September 19, 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 Municipality of Clarington that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, August 9, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 087/2021 on Monday, August 9, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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, September 7, 2021.

Appendix 9



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

Consent Application considered on: Monday, August 9, 2021

File: LD 088/2021
Submission: B 085/2021
Owner: Thurairajah, Vamadeva
Vamadeva, Rajini
Location: Lot 8, Concession 2
Municipality: Town of Ajax

Consent to add a 464.1 m² residential parcel of land to the east, retaining a 928.7 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 088/2021 and LD 089/2021 were considered in conjunction.

The Committee member visited the site on July 24, 2021 and confirmed the property was properly posted.

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. T. Vamadeva, 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 088/2021, 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 Works Department's letter dated July 30, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 3, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 4, 2021, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That LD 088/2021 be perfected prior to the completion of LD 89/2021. A Solicitor's undertaking in this regard shall suffice.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 19, 2022.
 - Expiry Date of Application LD 088/2021 is Monday, September 19, 2022.

Clearing Agencies

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 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: August 9, 2021

Application: LD 088/ 2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 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 considered on: Monday, August 9, 2021

File: LD 089/2021
Submission: B 086/2021
Owner: Kaliyany, Satkunasingam
Agent: Thurairajah, Vamadeva
Location: Lot 8, Concession 2
Municipality: Town of Ajax

Consent to sever a 928.1 m² residential parcel of land, retaining a 928.7 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 088/2021 and LD 089/2021 were considered in conjunction.

The Committee member visited the site on July 24, 2021 and confirmed the property was properly posted.

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. T. Vamadeva, 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 089/2021, 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 July 30, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 3, 2021.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 4, 2021, financial and otherwise.
4. That LD 088/2021 be perfected prior to the completion of LD 89/2021. A Solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 19, 2022.
 - Expiry Date of Application LD 089/2021 is Monday, September 19, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

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

Decision Date: August 9, 2021

Application: LD 089/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 7, 2021.