



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

Minutes

Monday, October 04, 2021

The Region Of Durham Land Division Committee met in meeting room The Council Chambers at 13:00 PM on Monday, October 04, 2021 with the following in attendance:

Present:

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

Present:

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

1. Adoption of Minutes

Moved by: C. Molinari

Seconded by: A. Camposeo

That the minutes of the Monday, September 13, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, October 04, 2021

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with a brief update regarding the Region's re-opening plans. He also provided the Committee with an update regarding Bill 276 and its expected date of implementation by the Committee.

4. Recess

Moved by: K. Bavington

Seconded by: E. Hudson

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

Carried unanimously
Monday, October 04, 2021

The Committee Chair opened the 13:00 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 064/2020 - *Considered by the Land Division Committee***
Appendix 1
2. **File: LD-2021-00017 - *Considered by the Land Division Committee***
Appendix 2
3. **File: LD-2021-00018 - *Delegated to the Commissioner of Planning & Economic Development***
Appendix 3
4. **File: LD-2021-00019 - *Delegated to the Commissioner of Planning & Economic Development***
Appendix 4
5. **File: LD-2021-00020 - *Considered by the Land Division Committee***
Appendix 5
6. **File: LD-2021-00021 - *Considered by the Land Division Committee***
Appendix 6
7. **File: LD-2021-00022 - *Delegated to the Commissioner of Planning & Economic Development***
Appendix 7
8. **File: LD-2021-00023 - *Delegated to the Commissioner of Planning & Economic Development***
Appendix 8

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, November 01, 2021 in the Council Chambers.

7. Adjournment

Moved by: G. O'Connor

Seconded by: D. Smith

That this meeting be adjourned at and the next regular meeting be held on Monday, November 01, 2021.

Carried unanimously
Monday, October 04, 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, October 04, 2021

File: LD 064/2020
Submission: N/A
Owner: Eric & Elsie Mayne
Agent: Holland Homes Inc.
Location: Lot:35, Concession:2
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 at the May 10, 2021 hearing.

The Committee member visited the site on Sunday, September 19, 2021 and confirmed the property was properly posted.

A letter was received on September 28, 2021 from Ms. K. Metzner, agent for the applicant, 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, and the Municipality of Clarington.

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

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Monday, October 04, 2021

Having reviewed and considered all of the agency comments and heard the oral submission, 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 October 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

Signed by all members present and concurring that this is the Committee Motion of LD 064/2020 on Monday, October 04, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 2.



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 04, 2021

File: LD-2021-00017
Submission: B 101/2021
Owner: Rita Litherland
Agent: EcoVue Consulting Services Inc.
Location: Lot 17, Con. 4
Municipality: City of Oshawa

Consent to sever a vacant 8,065.09 m² industrial parcel of land, retaining a 6,315.36 m² industrial parcel of land with an existing structure to remain.

The Committee member visited the site on Monday, September 20, 2021 and confirmed the property was properly posted.

Present was:

Agent: Wilbur, Frances - EcoVue Consulting Services Inc.

Ms. F. Wilbur explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot. She indicated the retained lot will retain the existing dwelling and shed.

Ms. F. Wilbur further advised the Committee the area is designated as Employment Areas in the Regional Official Plan and the proposal is in compliance with all applicable plans and policies. She advised a minor variance application will also be required and the owner will attend to same.

Committee Member A. Arnott asked the agent to confirm receipt and agreement of all agency comments, including the Regional Works letter dated October 4, 2021.

Ms. F. Wilburn answered in the affirmative.

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. F. Wilburn, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00017, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, September 27, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Wednesday, September 29, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00017 is Monday, November 14, 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. Letter from Central Lake Ontario Conservation Authority dated September 14, 2021.
2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00017 on Monday, October 04, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

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A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 3.



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

Consent Application considered on: Monday, October 04, 2021

File: LD-2021-00018
Submission: B 102/2021
Owner: Kaleem Arshad
Agent: NIA Architects Inc.
Location: Lot 21, Concession 1
Municipality: City of Pickering

Consent to sever a vacant 496.6 m² residential parcel of land, retaining a 496.7 m² residential parcel of land.

The Committee member visited the site on Saturday, September 18, 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. N. Irfan, 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-2021-00018, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, September 20, 2021, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, September 27, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Thursday, September 16, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00018 is Monday, November 14, 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.

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Approved By:

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

Decision Date: October 4, 2021

Application: LD-2021-00018

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 4.



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

Consent Application considered on: Monday, October 04, 2021

File: LD-2021-00019
Submission: B 103/2021
Owner: 1920 Silicone Drive c/o Aurelio Baglione
Agent: The Jones Consulting Group
Location: Lot 16, Range 3
Municipality: City of Pickering

Consent to sever a vacant 4,050 m² industrial parcel of land, retaining a 4,050 m² industrial parcel of land.

The Committee member visited the site on Saturday, September 18, 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 City of Pickering.

Agency comments were provided electronically to Amanda Hoffman, 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-2021-00019, 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 Wednesday, September 29, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, September 29, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00019 is Monday, November 14, 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 Pickering 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 #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.

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Monday, October 04, 2021

Approved By:

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

Decision Date: October 4, 2021

Application: LD 2021-00019

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 5.



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 04, 2021

File: LD-2021-00020
Submission: B 104/2021
Owner: 5023012 Ontario Ltd. C/O Rayhaan Farid
Agent: Innovative Planning Solutions C/O Tyler Kawall
Location: Lot 8, Concession 3
Municipality: City of Oshawa

Consent to sever a vacant 405.2 m² residential parcel of land, retaining a 208.2 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Saturday, September 18, 2021 and confirmed the property was properly posted.

Present was:

Owner: 5023012 Ontario Ltd. C/O Rayhaan Farid
Agent: Innovative Planning Solutions C/O Tyler Kawall

Mr. Tyler Kawall explained the nature of the application and advised the Committee the lands are zoned as Residential in the City's zoning by-law. He indicated the proposal is in compliance with all applicable plans and policies.

Mr. T. Kawall further advised the Committee the proposal will create a new townhouse unit at end of the existing townhouse block. He indicated the dwelling will conform with existing character of the neighborhood. He also advised the Committee a minor variance is anticipated for front yard setbacks and indicated the owner will make such applications with the City of Oshawa.

Mr. T. Kawall advised the Committee he was in receipt of and in agreement with all agency comments and conditions.

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Committee Member A. Arnott asked the agent to clarify the intent of the application and to confirm whether the owner plans to build a new unit that will abut the existing end unit. He also asked for details on the curvature of the frontage for the proposed lot.

Mr. T. Kawall reiterated the owner's intent to construct a new townhouse unit at the end of the existing parcel. He advised there is sufficient depth on the lot to allow for the new townhouse to be inset to allow for a more recessed road allowance. He indicated the minor variance will address any front yard setbacks for the south corner of the building.

Committee Member A. Arnott asked the agent to confirm the location of the new driveway.

Mr. T. Kawall advised it will be constructed on the north side of the lot.

Committee Member K. Bavington asked if the existing parcel of land is owned by the townhouse unit owner or the townhouse condominium corporation.

Mr. T. Kawall advised these are freehold homes in individual title.

Committee Member A. Camposeo asked for clarification on the greenspace on the south of the existing lot and whether it is for use by all residents.

Mr. T. Kawall confirmed that greenspace is open spaced lands owned by the City of Oshawa and is accessible by all residents.

Committee Member A. Camposeo asked the agent how many parking spots will be created to accommodate the new dwelling.

Mr. T. Kawall advised the new lot will accommodate two vehicles in the driveway and a third parking space in the garage.

Mr. R. Farid advised the Committee there is a separate entrance for the green space owned by the City of Oshawa.

Committee Member A. Arnott asked if there is existing fencing between the subject lot and the greenspace.

Mr. R. Farid answered in the affirmative.

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.

A written submission was received from Amy Firlotte, area resident on September 16, 2021.

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A written submission was received from Leslee Wilson, area resident on September 23, 2021.

A written submission was received from Lana Thompson, area resident on September 23, 2021.

A written submission was received from Christopher Joseph, area resident on September 26, 2021.

A written submission was received from Jessica wright, area resident on September 26, 2021.

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

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00020, 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 Monday, September 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, September 27, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Wednesday, September 29, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00020 is Monday, November 14, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be

advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00020 on Monday, October 04, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

Land Division Committee – Minutes
Monday, October 04, 2021

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 6.



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 04, 2021

File: LD-2021-00021
Submission: B 105/2021
Owner: Jessica Frangini
Nicolas Frangini
Agent: Bradley Rempel
Location: Lot 18, Concession 18
Municipality: Township of Scugog

Consent to sever a vacant 402.08 m² residential parcel of land retaining a 621.09 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, September 20, 2021 and confirmed the property was properly posted.

Present was:

Agents: Poulsson, Poul and Rempel, Bradley

Mr. P. Poulson explained the nature of the application and advised the Committee the proposal conforms with the existing local by-law and applicable plans and policies.

Mr. P. Poulson also advised the Committee that his technical studies support his proposed application and that the proposed severance application is consistent with a recently approved severance application in the vicinity of the subject lands.

Committee Member D. Smith asked agent to confirm if he was receipt of and in agreement with the agency comments.

Mr. P. Poulsson answered in the affirmative.

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

A written submission was received from Darren Clissold, area resident on September 16, 2021.

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

Decision of the Committee

Moved by: D. Smith

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00021, 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 Monday, September 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, September 27, 2021.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Tuesday, September 21, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00021 is Monday, November 14, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00021 on Monday, October 04, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 7.



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

Consent Application considered on: Monday, October 04, 2021

File: LD-2021-00023
Submission: B 106/2021
Owner: Richard Van Andel
Agent: Batory Planning
Location: Lot 10 & 11, R-Plan 407
Municipality: City of Pickering

Consent to add a vacant 127.28 m² residential parcel of land to the west, retaining a 714.82 residential parcel of land with an existing dwelling to be demolished.

Applications LD 2021-00022 and LD 2021-00023 were considered in conjunction.

The Committee member visited the site on Saturday, September 18, 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, City of Pickering.

Agency comments were provided electronically to Mr. P. Demczak, 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 2021-00022, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, September 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, September 29, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Thursday, September 16, 2021, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That LD 2021-00022 be perfected prior to the completion of LD 2021-00023. 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00022 is Monday, November 14, 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 City of Pickering 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.

Advisory Comments

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.

Approved By:

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

Decision Date: October 4, 2021

Application: LD 2021-00022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.

Appendix 8.



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

Consent considered heard on: Monday, October 04, 2021

File: LD-2021-00023
Submission: B 107/2021
Owner: Richard Van Andel
Agent: Batory Planning
Location: Lot 10 & 11, R-Plan 407
Municipality: City of Pickering

Consent to sever a 430.65 m² residential parcel of land, retaining a 430.65 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 2021-00022 and LD 2021-00023 were considered in conjunction.

The Committee member visited the site on Saturday, September 18, 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 Pickering.

Agency comments were provided electronically to Mr. P. Demczak, 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 2021-00023, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, September 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, September 29, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Thursday, September 16, 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 Thursday, October 13, 2022.
 - Expiry Date of Application LD-2021-00023 is Monday, November 14, 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.

Approved By:

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

Decision Date: October 4, 2021

Application: LD 2021-00023

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 02, 2021.