



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, January 11, 2021**

1:00 PM

**The Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby**

Please note: In an effort to help mitigate the spread of COVID-19, and to generally comply with the direction from the Government of Ontario whereby all organized public events of more than ten people are prohibited, the Regional Chair has requested in the strongest terms that Members participate in the meeting electronically. All members of the public may view the Land Division Committee meeting via live streaming, instead of attending the meeting in person.

1. Adoption of Minutes

Land Division Committee meeting held on December 07, 2020

2. Review Consent Application/Correspondence

Public Deputations and consideration of consent applications will begin at 1:00 PM

3. Other Business

4. Recess

5. Consideration of Consent Applications

1. File: LD 108/2019

Tabled: September 9, 2019

Owner: Ilioski, Mile

Smith, Jeremy

Agent: Petrie, Alan

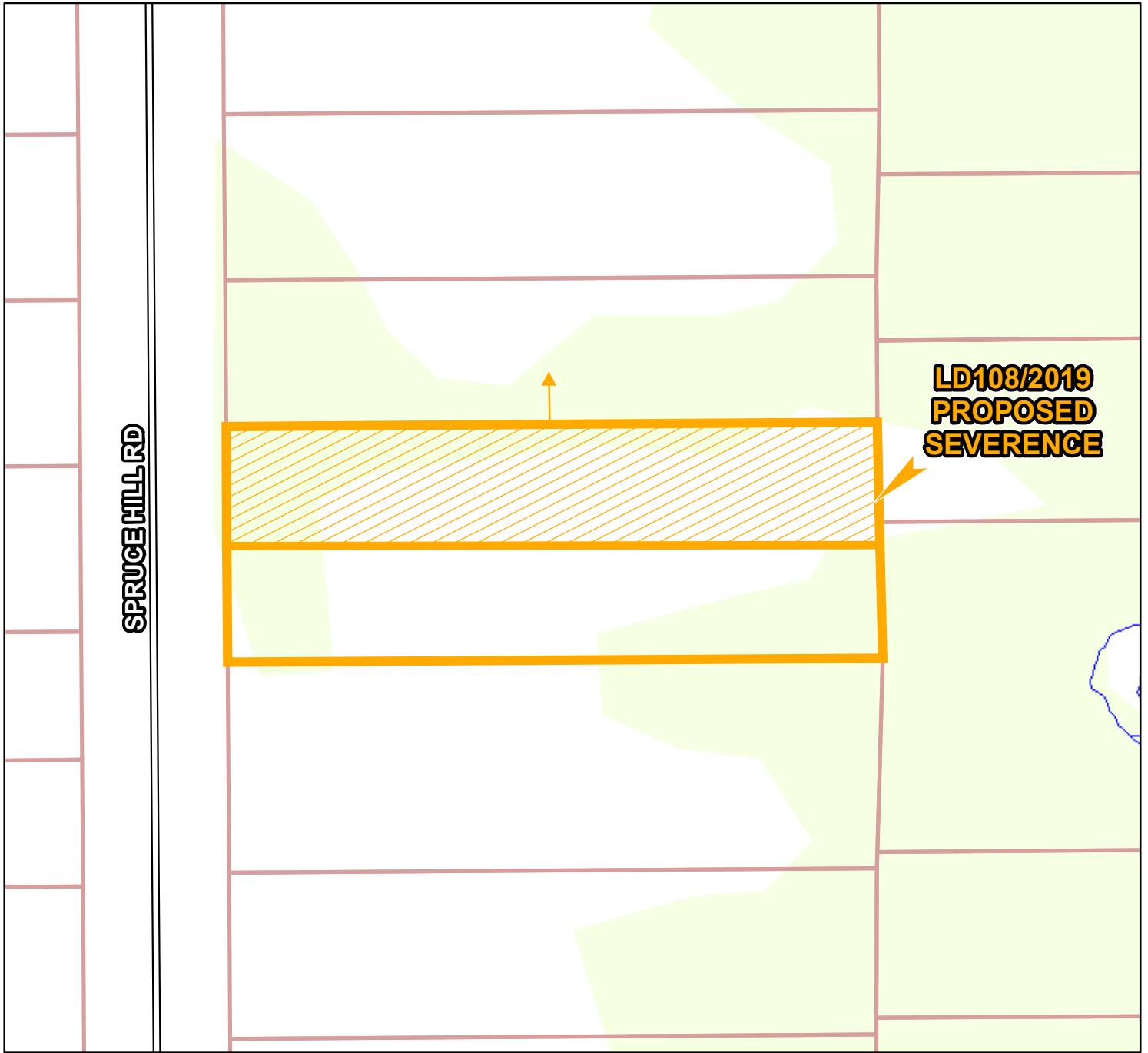
Location: Lot 27, Conc. 1

City of Pickering





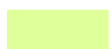

Consent to sever a 1,457 m² residential parcel of land, retaining a 1,461.1 m² residential parcel of land with an existing dwelling to be demolished.

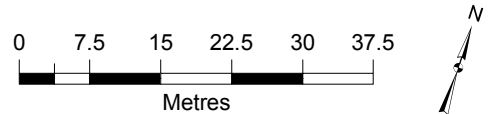
Note: Location Map on next page

Land Division Application No: LD108/2019
 Nature of Application: Proposed Severance
 Municipality: City of Pickering
 Address: 1915 Spruce Hill Road



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation |  Creek |



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2. File: LD 047/2020

Tabled: July 20, 2020

Owner: Dsouza, Neil

Agent: Lennox, Stephen

Location: Lot 7, Conc. 2

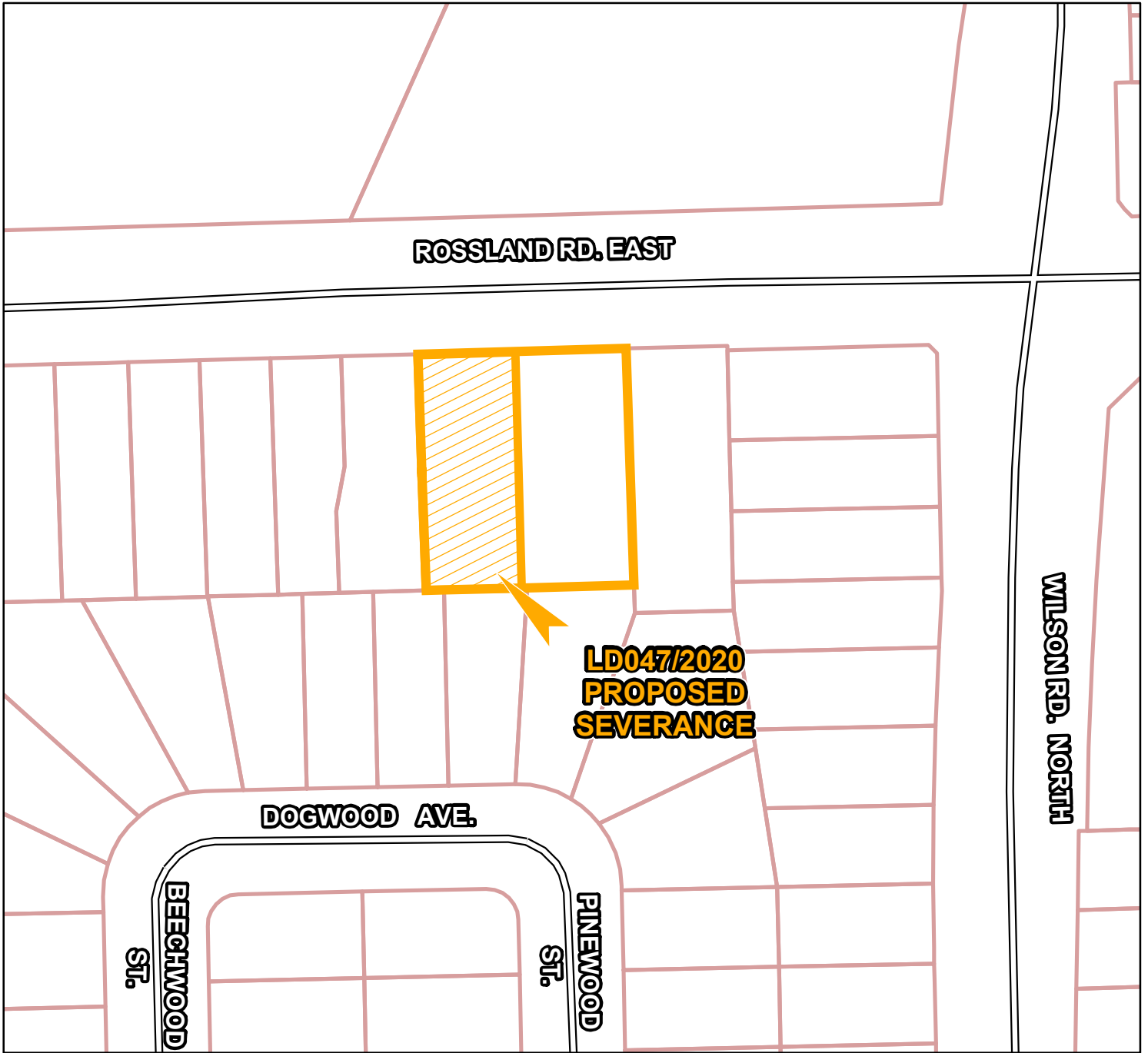
City of Oshawa

Consent to sever a vacant 807.2 m² residential parcel of land, retaining a 933.3 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

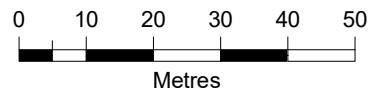


Land Division Application No: LD047/2020
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 513 Rossland Road East



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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3. File: LD 081/2020

Tabled: November 2, 2020

Owner: Kelm, Lee & Lori

Agent: DP Realty Advisors

Location: Lot Pt Lt 8, Conc. 6

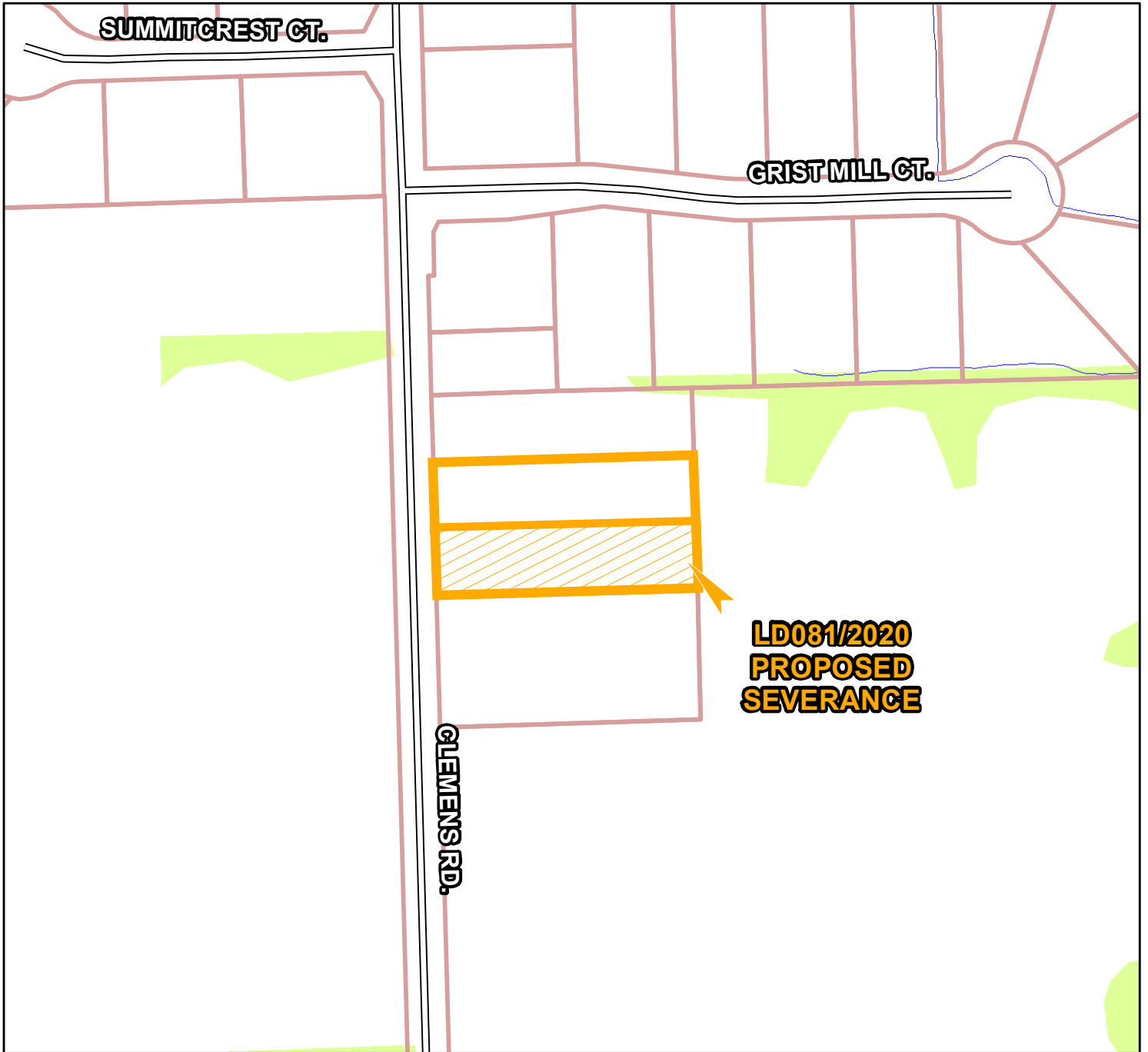
Mun. of Clarington

Consent to sever a vacant 4,076.85 m² hamlet lot, retaining a 4,074.80 m² hamlet lot with an existing dwelling to remain.




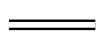
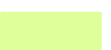

Note: Location Map on next page

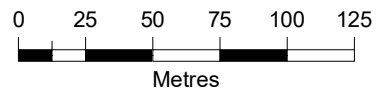


Land Division Application No: LD081/2020
 Nature of Application: Proposed Severance of Land
 Municipality: Clarington
 Address: 6721 Clemens Road - Hamlet of Tyrone



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation |  Creek |



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4. File: LD 001/2021

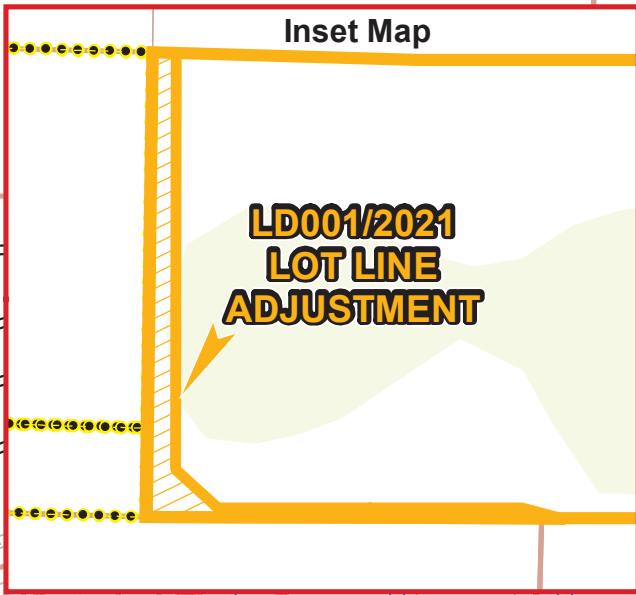
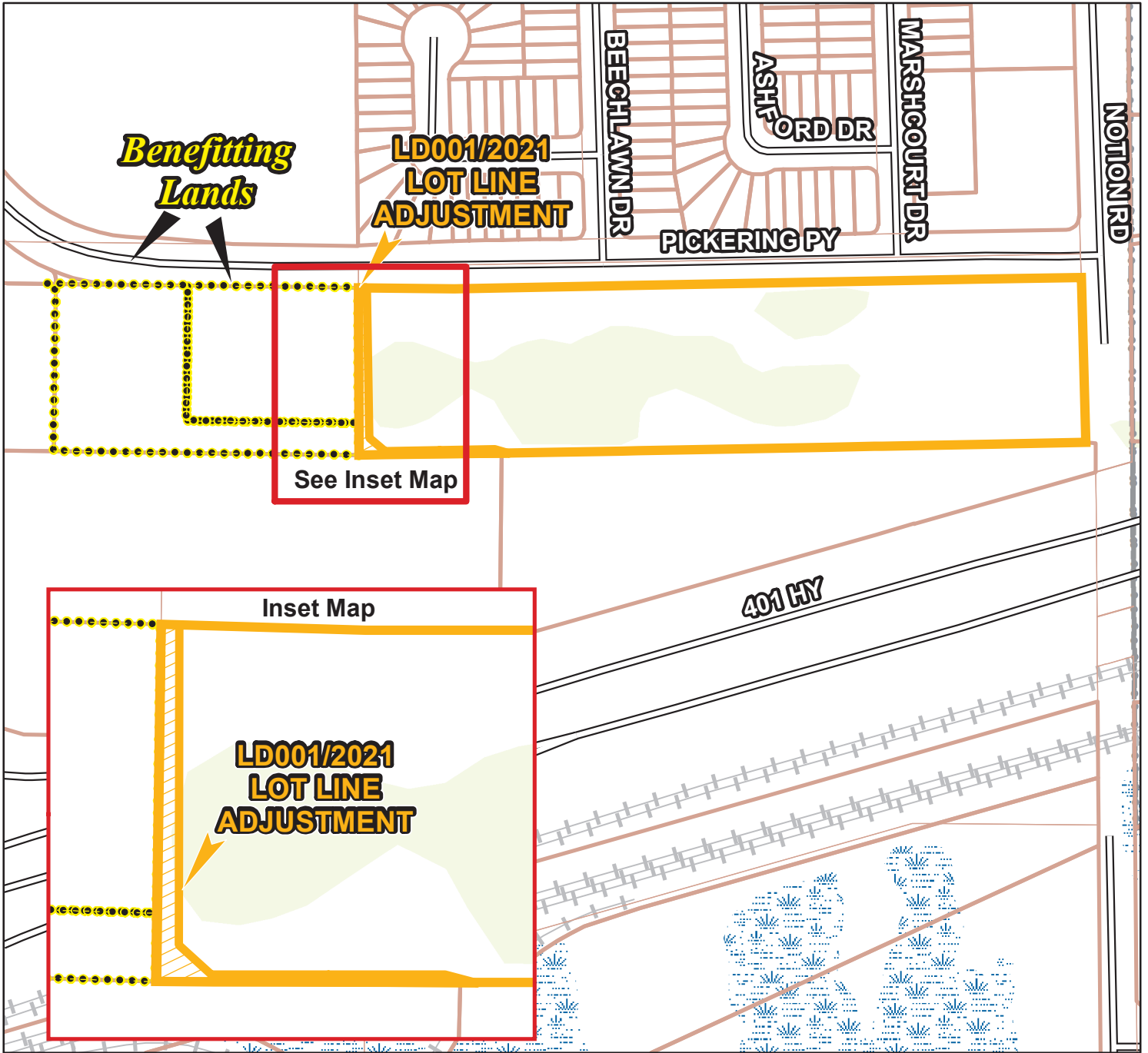
Owner: Metropia (Notion Road) Development Inc.
Agent: Weston Consulting
Location: Lot 17, Conc. 1
City of Pickering

Consent to add an 803.5 m² commercial parcel of land to the south west, retaining a 35,459 m² residential parcel of land.




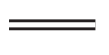



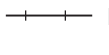

Note: Location Map on next page

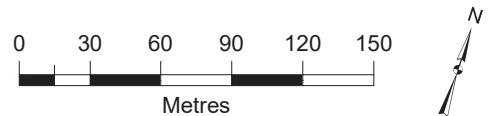


Land Division Application No: LD001/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: City of Pickering
 Address: 1842 and 1856 Notion Road



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Wetland |  Creek |
|  Vegetation |  Railway |
| |  Hydro Line |



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5. File: LD 002/2021

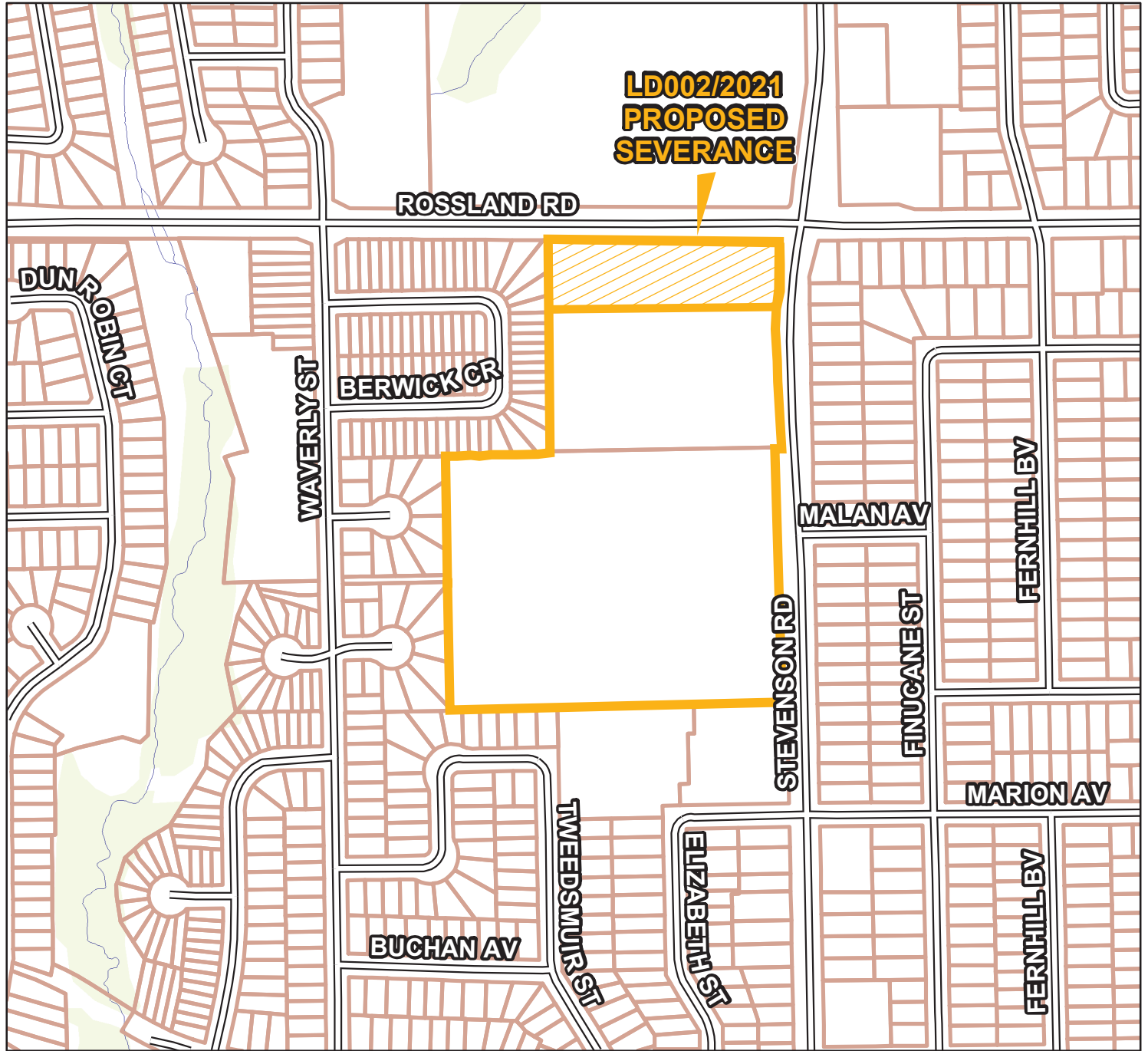
Owner: Durham District School Board
Agent: Durham District School Board
Location: Lot Pt Lt 15, Conc. 2
City of Oshawa

Consent to sever a vacant 1.117 ha institutional parcel of land, retaining an 8.7 ha institutional parcel of land with existing structure to remain.

Note: Location Map on next page



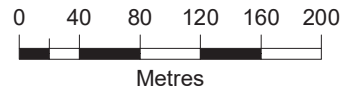
Land Division Application No: LD002/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 555 Rossland Road West



**LD002/2021
 PROPOSED
 SEVERANCE**

Legend

- Subject Land
- Retained Land
- Parcel
- Road
- Vegetation
- Creek



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6. File: LD 003/2021

Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt
Location: Lot PT BLK N
Town of Ajax

Consent to add a 1,460 m² industrial parcel of land to the south, retaining a 3,265 m² parcel of land with an existing structure to remain.
Application will rectify existing encroachment.

Note: Location Map on next page

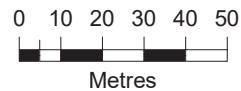


Land Division Application No: LD003/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Town of Ajax
 Address: 185 Westney Road South



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Benefitting Lands |  Railway |



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7. File: LD 004/2021

Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt
Location: Lot PT BLK N
Town of Ajax

Consent to sever a 3,264.9 m² industrial parcel of land, retaining a 6,033.3 m² industrial parcel of land with an existing structure to remain. Application includes easement.

Note: Location Map on next page

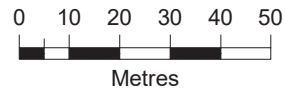


Land Division Application No: LD004/2021
 Nature of Application: Proposed Easement
 Municipality: Town of Ajax
 Address: 185 Westney Road South



Legend

- Subject Land
- Retained Land
- Parcel
- Road
- Railway



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8. File: LD 005/2021

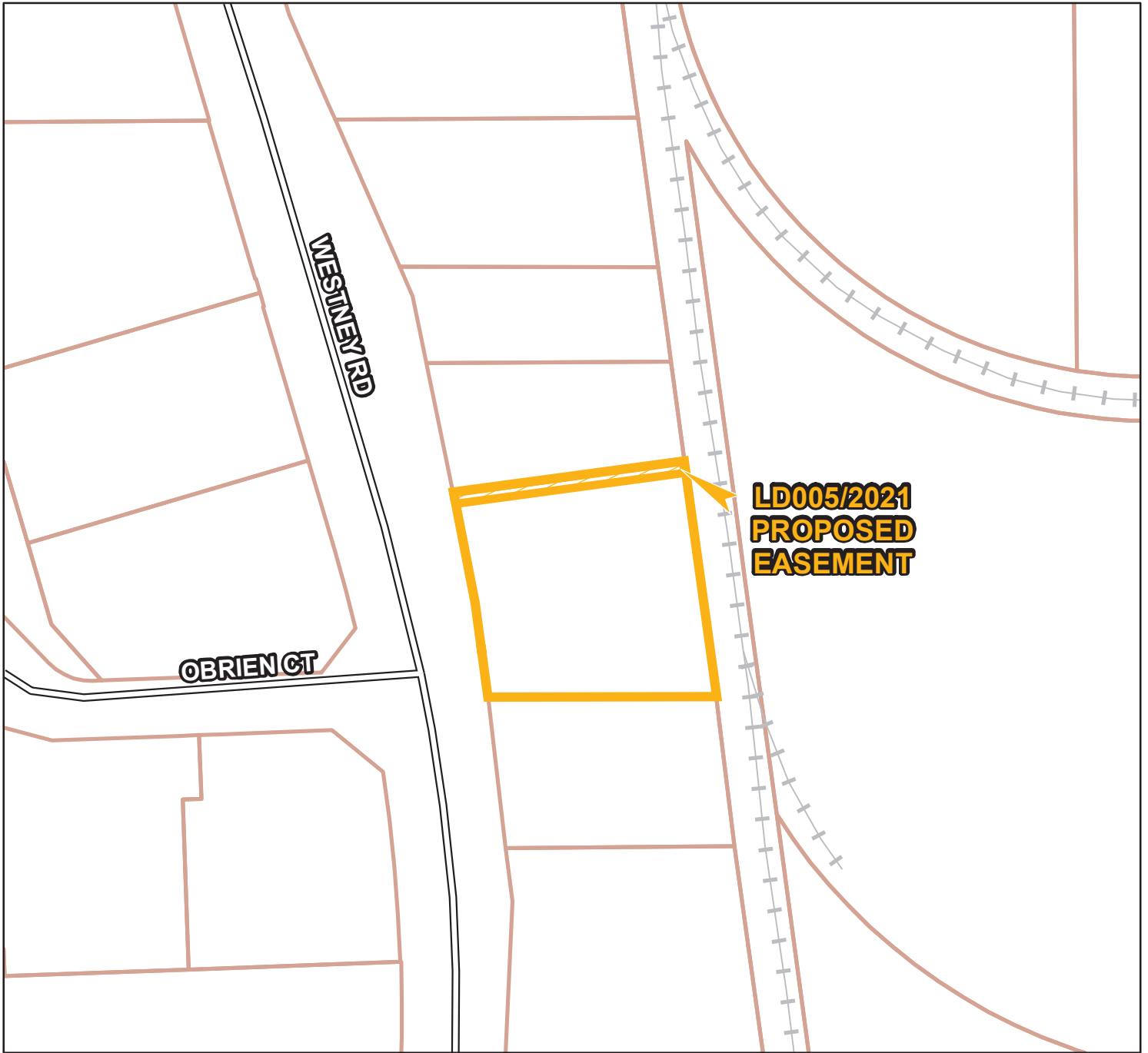
Owner: Westney Ridge Properties Ltd. C/o The Properties Group
Agent: The Properties Group Mgmt
Location: Lot PT BLK N
Town of Ajax

Consent to grant a 319 m² access easement in favour of the property to the north, retaining a 5,714 m² industrial parcel of land.




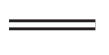

Note: Location Map on next page

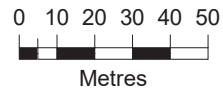


Land Division Application No: LD005/2021
 Nature of Application: Proposed Easement
 Municipality: Town of Ajax
 Address: 185 Westney Road South



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
| |  Railway |



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9. File: LD 006/2021

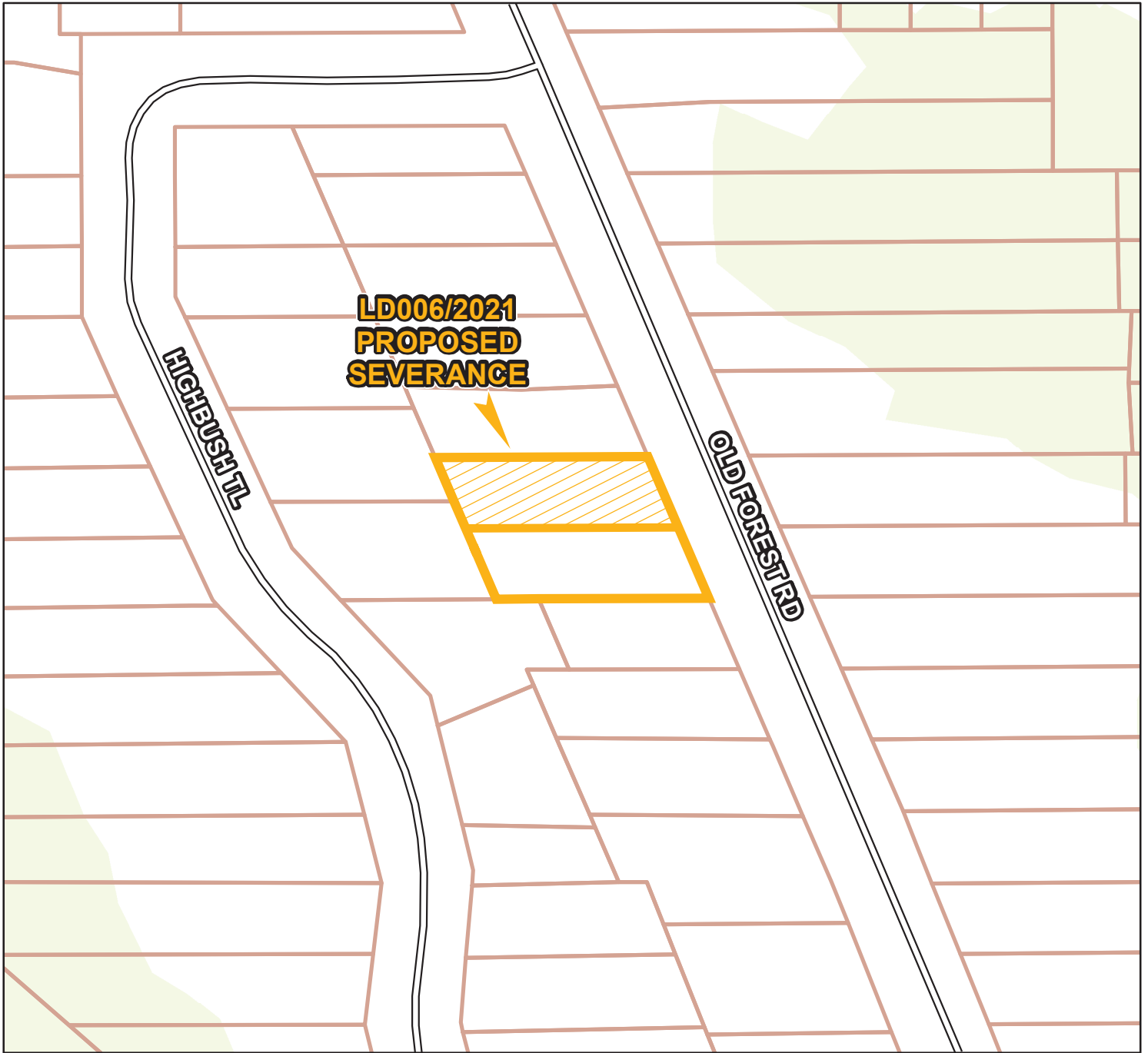
Owner: Simsim Construction Inc.
Agent: Al-mutair, Adel
Location: Lot 92, Conc. RCP
City of Pickering

Consent to sever a vacant 697 m² residential parcel of land, retaining a 697 m² residential parcel of land with and existing dwelling to be demolished.


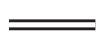

Note: Location Map on next page

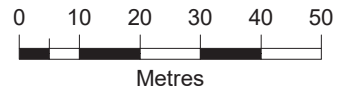


Land Division Application No: LD006/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 1472 Old Forest Road



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation | |



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10. File: LD 007/2021

Owner: Dsouza, Neil
Agent: Lennox, Stephen
Location: Lot 7, Conc. 2
City of Oshawa

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




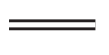

Note: Location Map on next page



Land Division Application No: LD007/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 513 Rossland Road East



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Creek



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11. File: LD 008/2021

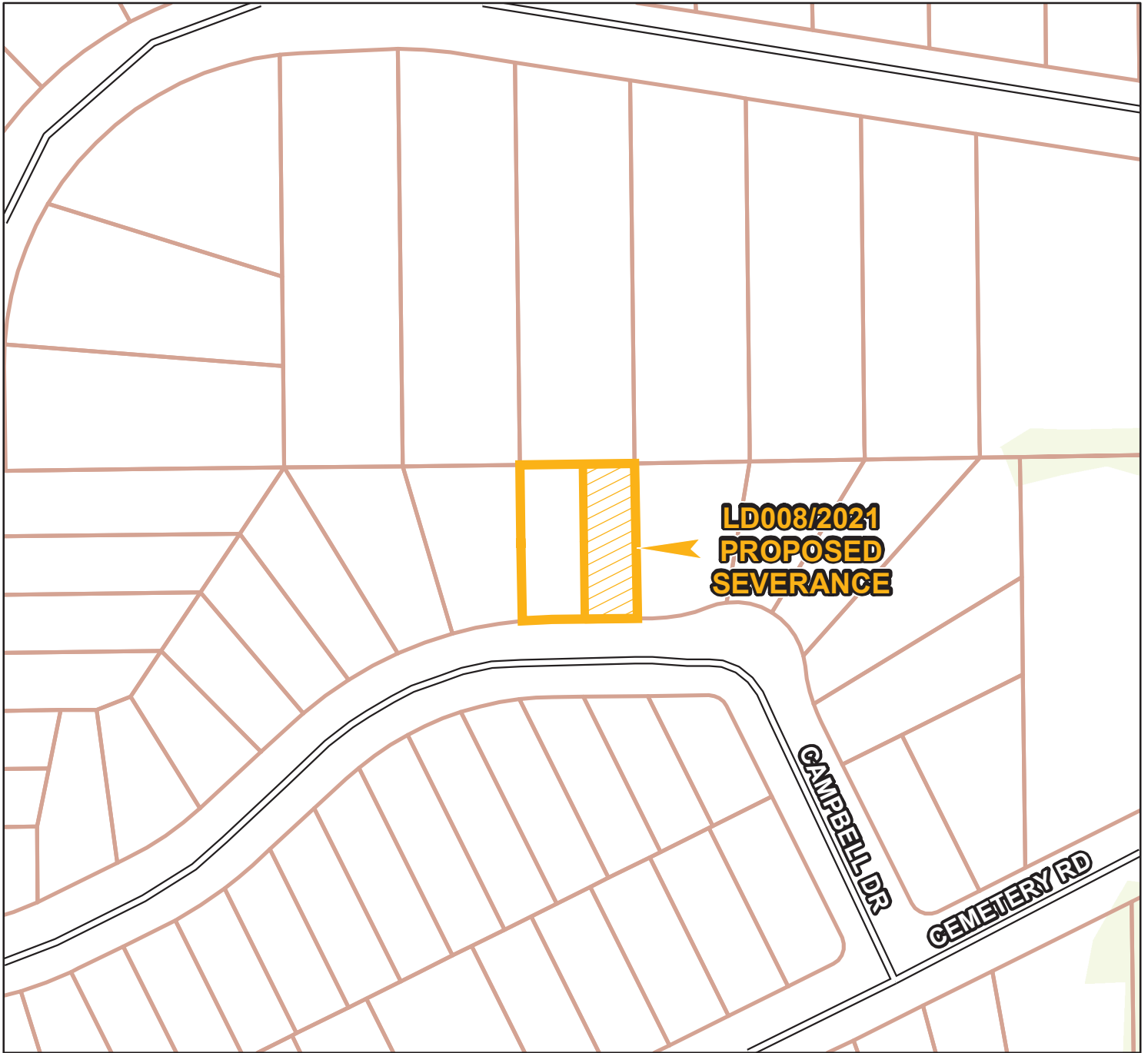
Owner: Wagner, Glenn Theodor
Wagner, Carolyn Ann
Agent: H F Grander Co. Ltd.
Location: Lot 28, Conc. 6
Twp. of Uxbridge

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.




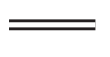

Note: Location Map on next page

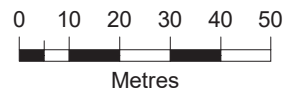


Land Division Application No: LD008/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 69 Campbell Drive



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation | |



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12. File: LD 009/2021

Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Conc. 1
City of Oshawa

Consent to add a vacant 1,027 m² residential parcel of land to the north, retaining a 1,182 m² residential parcel of land with an existing dwelling to remain.


Note: Location Map on next page

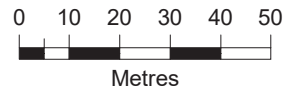


Land Division Application No: LD009/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 86 Townline Road South



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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13. File: LD 010/2021

Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 369 m² residential parcel of land , retaining a vacant 771 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

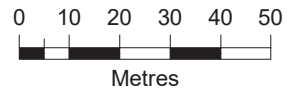


Land Division Application No: LD010/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 86 Townline Road South



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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14. File: LD 011/2021

Owner: Devon Downs Development Ltd.
Agent: Foley, Mark
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 359 m² residential parcel of land , retaining a vacant 412 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD011/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 86 Townline Road South



Legend



Subject Land



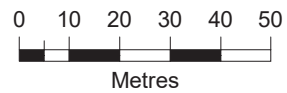
Retained Land



Parcel



Road



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15. File: LD 012/2021

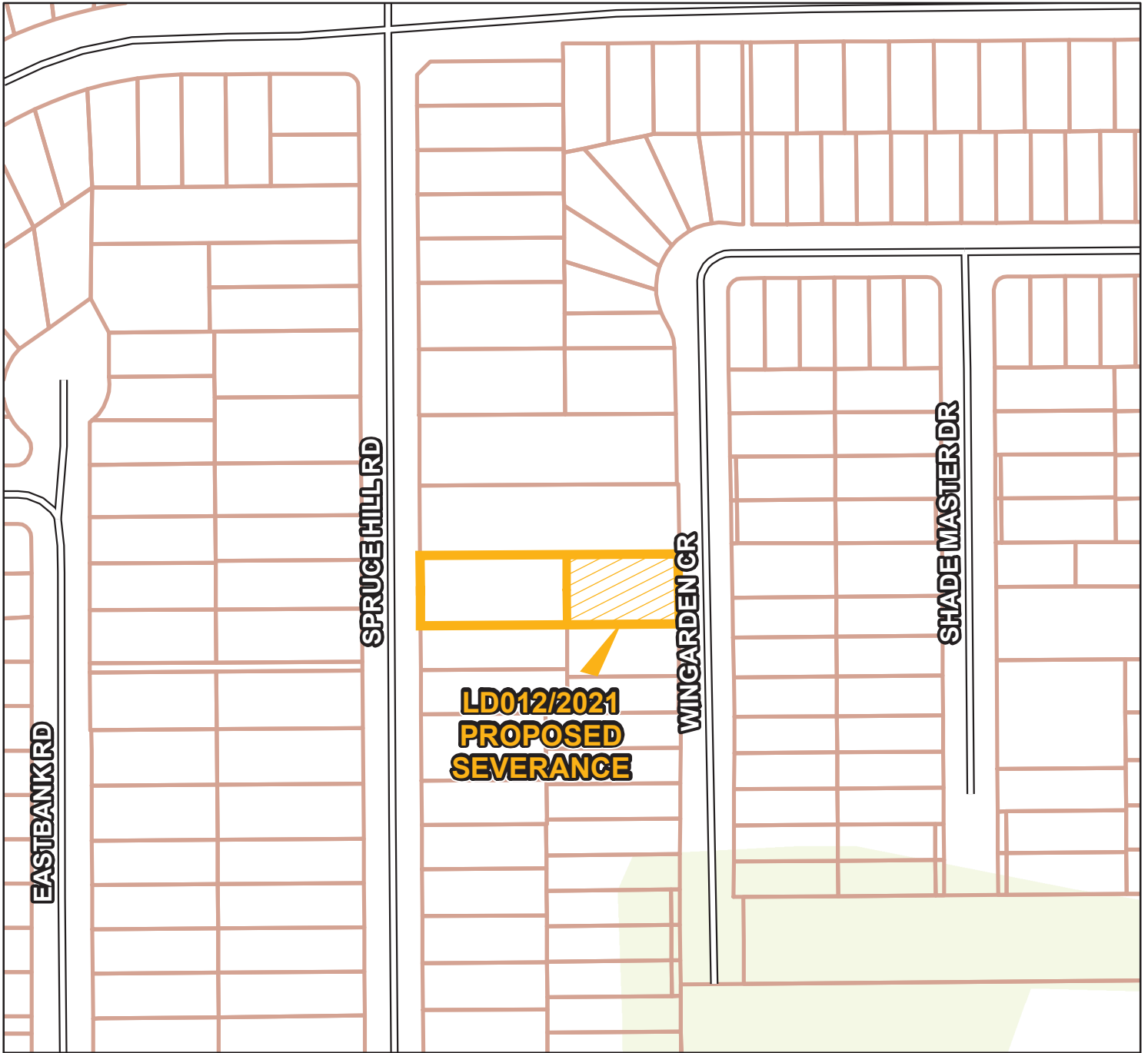
Owner: Dafopoulos, Nikolas & Kate
Dafopoulos, Fani
Agent: Dafopoulos, Nikolas
Location: Lot 27, Conc. 1
City of Pickering

Consent to sever a vacant 570 m² residential parcel of land, retaining a 1,567.1 m² residential parcel of land with an existing dwelling.




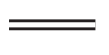

Note: Location Map on next page

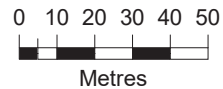


Land Division Application No: LD012/2021
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 1821 Spruce Hill Road



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation



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16. File: LD 013/2021

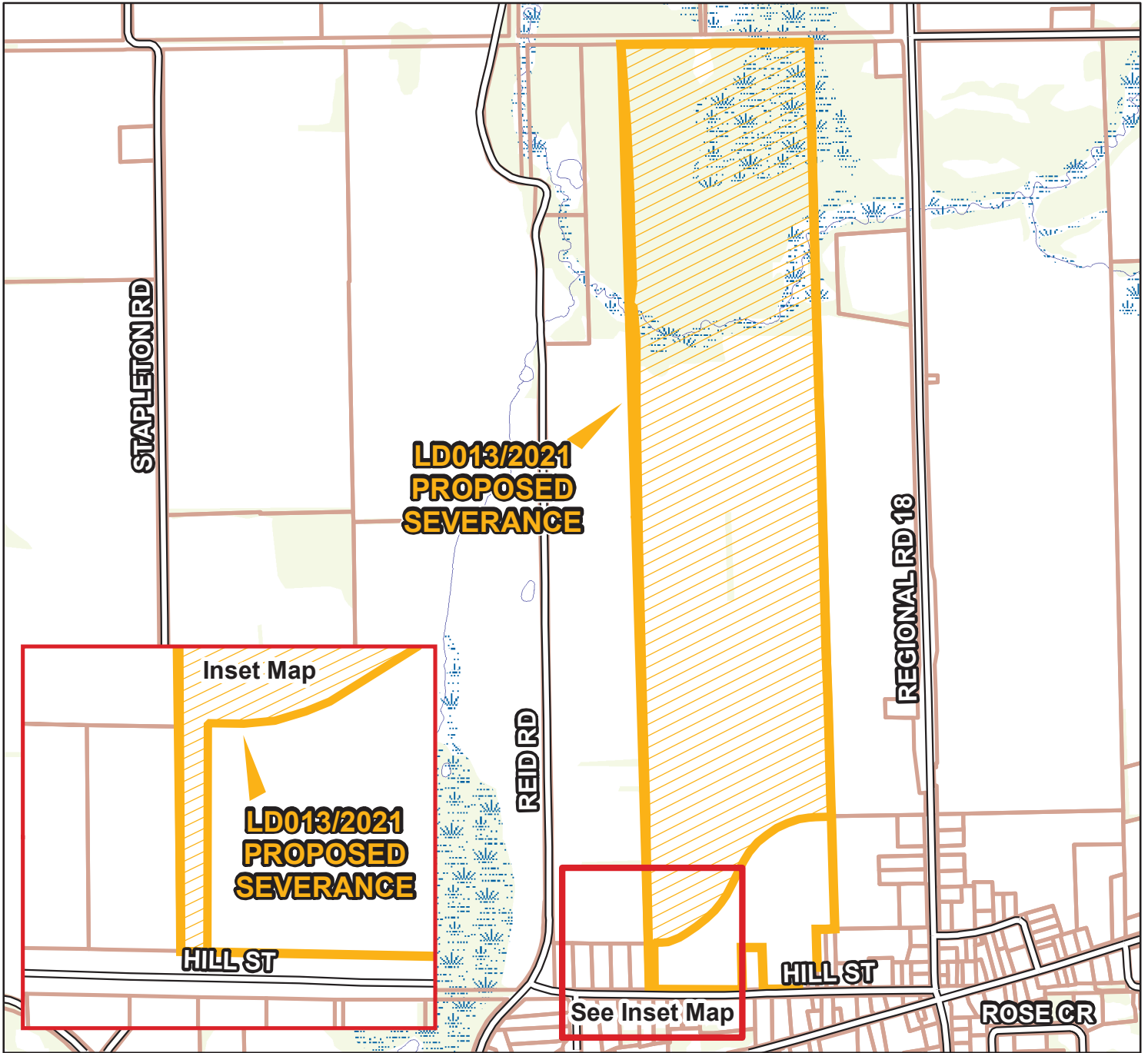
Owner: Aleksandr Bolotenko as Trustee for the Estate of Alfred Mark
Agent: Macdonell, Larry
Location: Lot 9, Conc. 2
Mun. of Clarington

Consent to sever a vacant 812,094 m² agricultural parcel of land, retaining an 86,881 m² residential parcel of land.




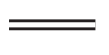



Note: Location Map on next page

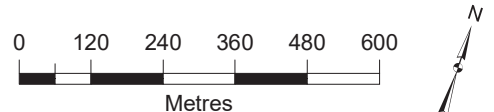


Land Division Application No: LD013/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 4442 Hill Street



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Wetland |  Creek |
|  Vegetation | |



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Data Sources:
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 Not a plan of survey.

6. Date of Next Meeting: February 08, 2021

7. Adjournment

Notice regarding collection, use and disclosure of personal information: Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.