



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, February 08, 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 January 11, 2021

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 015/2020

Tabled: February 10, 2020

Owner: Collins, Judy

Collins, Royden

Agent: H F Grander Co. Ltd.

Location: Lot 6, Conc. 7

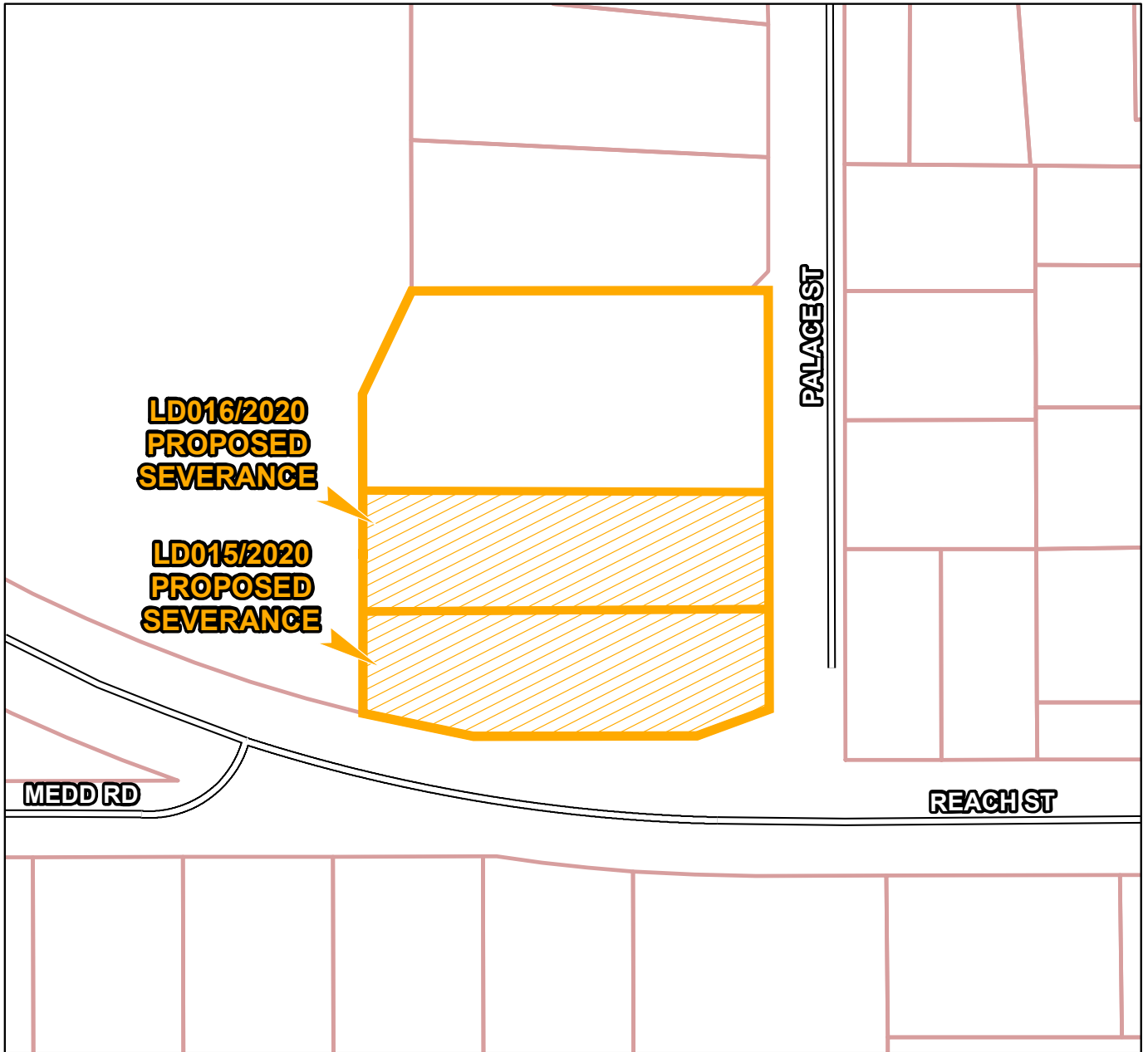
Twp. of Scugog

Consent to sever a 0.342 ha hamlet lot, retaining a 0.881 ha hamlet lot with an existing dwelling to remain.

Note: Location Map on next page

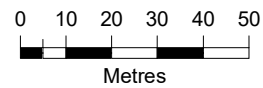


Land Division Application No: LD015/2020 and LD016/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 14 Palace Street, Port Perry



Legend

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



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2. File: LD 016/2020

Tabled: February 10, 2020

Owner: Collins, Royden

Collins, Judy

Agent: H F Grander Co. Ltd.

Location: Lot 6, Conc. 7

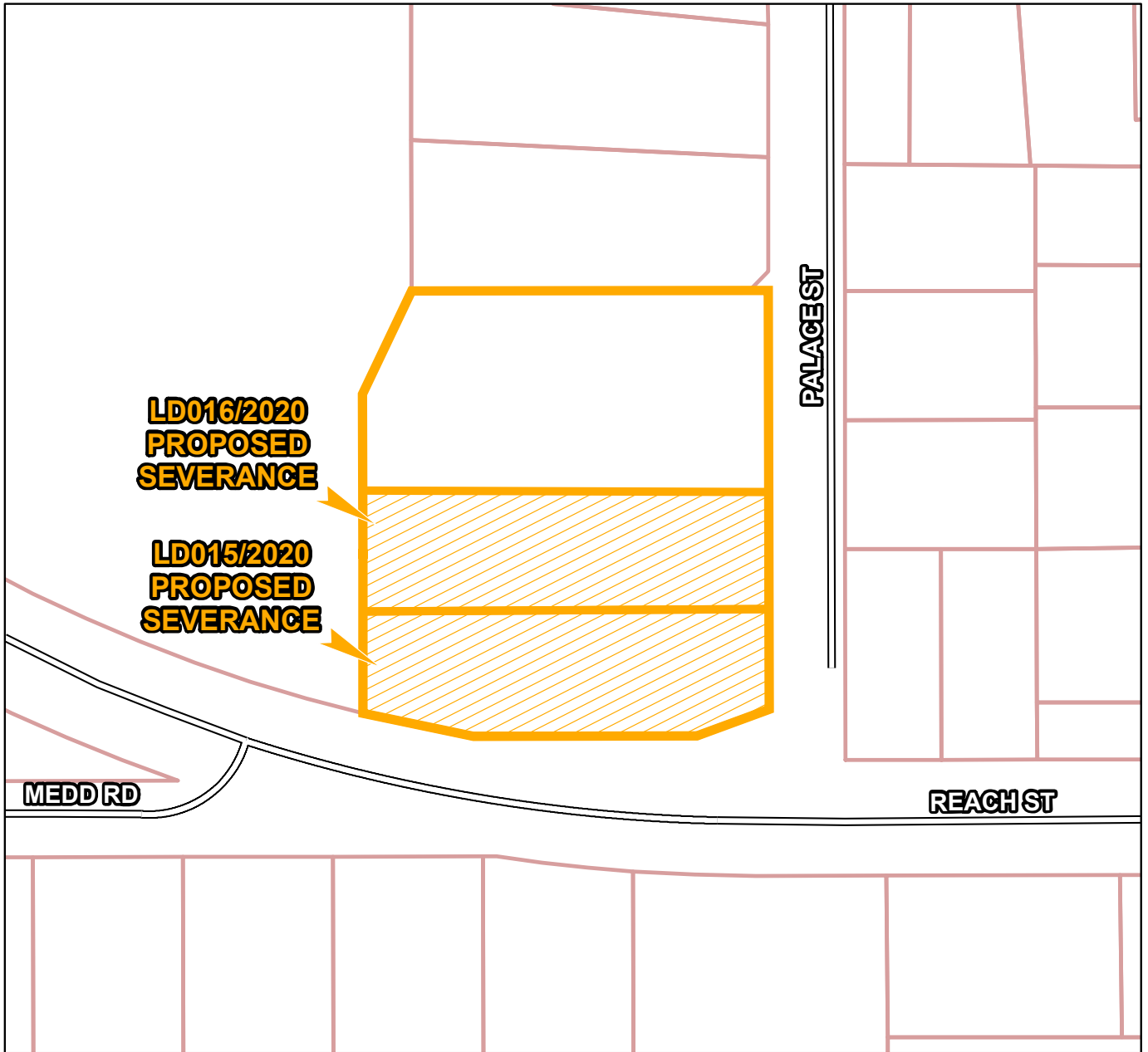
Twp. of Scugog

Consent to sever a 0.321 ha hamlet lot, retaining a 0.56 ha hamlet lot with an existing dwelling to remain.

Note: Location Map on next page

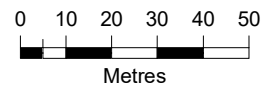


Land Division Application No: LD015/2020 and LD016/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 14 Palace Street, Port Perry



Legend

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|  Parcel |  Road |



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8. File: LD 016/2021

Owner: Ribcor Holdings Inc.
Agent: H F Grander Co. Ltd.
Location: Lot 17, Conc. 5
Twp. of Scugog

Consent to add a vacant 9 m² residential parcel of land to the west retaining a 475 m² vacant residential parcel of land for future development.

Note: Location Map on next page

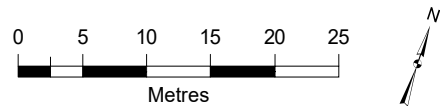


Land Division Application No: LD016/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Township of Scugog
 Address: 87 Steinway Drive



Legend

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



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3. File: LD 083/2020

Tabled: November 2, 2020

Owner: LDB Holdings Ltd.

Agent: H F Grander Co. Ltd.

Location: Lot 85 & 86

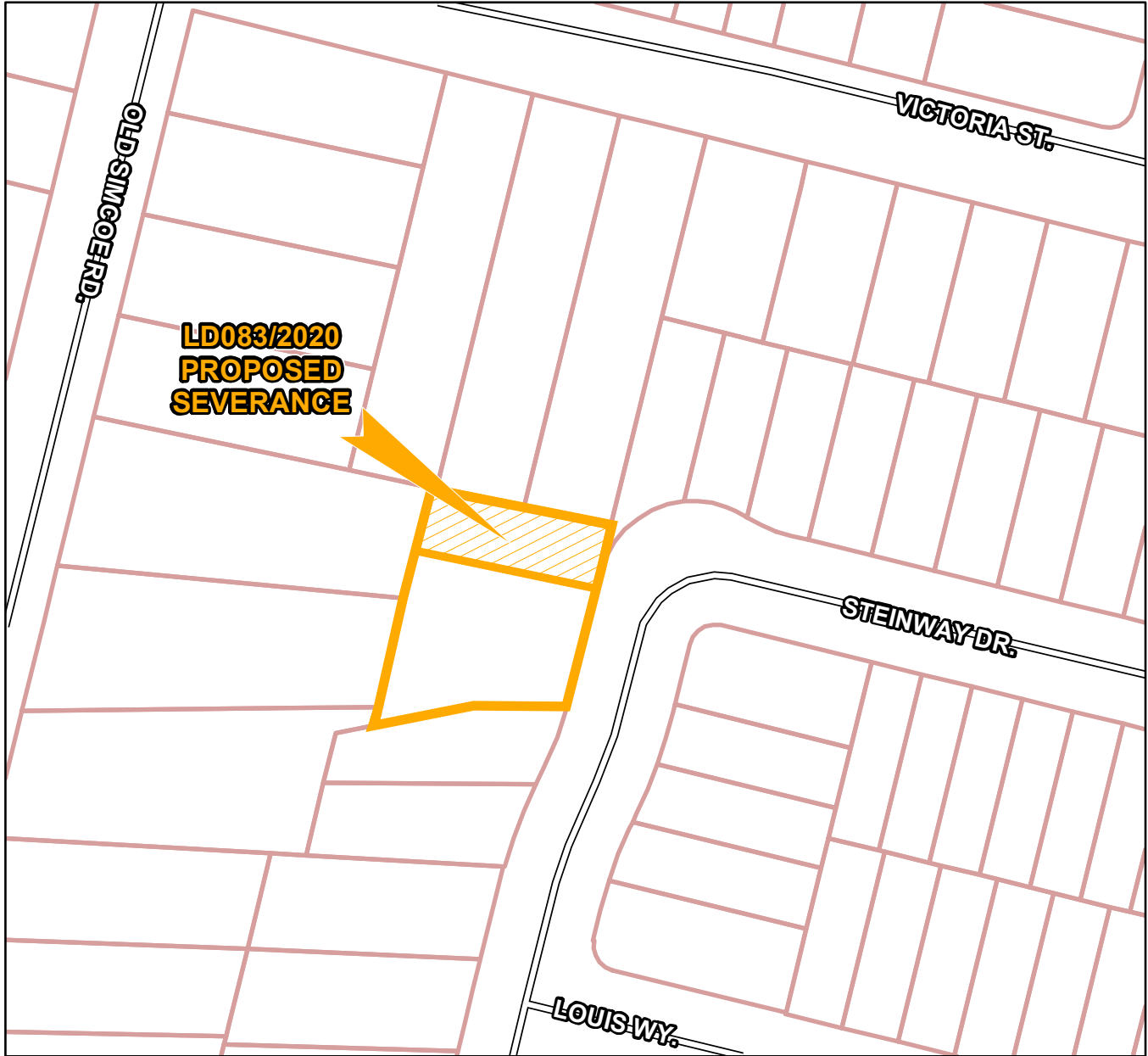
Twp. of Scugog

Consent to sever a vacant 459 m² residential parcel of land, retaining a 983 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD083/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 99 Steinway Drive - Prince Albert



Legend



Subject Land



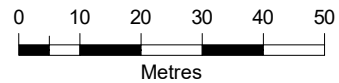
Retained Land



Parcel



Road



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4. File: LD 084/2020

Tabled: November 2, 2020

Owner: LDB Holdings Ltd.

Agent: H F Grander Co. Ltd.

Location: Lot 85 & 86

Twp. of Scugog

Consent to sever a vacant 433 m2 residential parcel of land, retaining a 550 m2 residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD084/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 99 Steinway Drive - Prince Albert



Legend



Subject Land



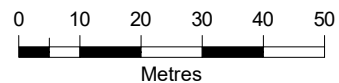
Retained Land



Parcel



Road



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5. File: LD 001/2021

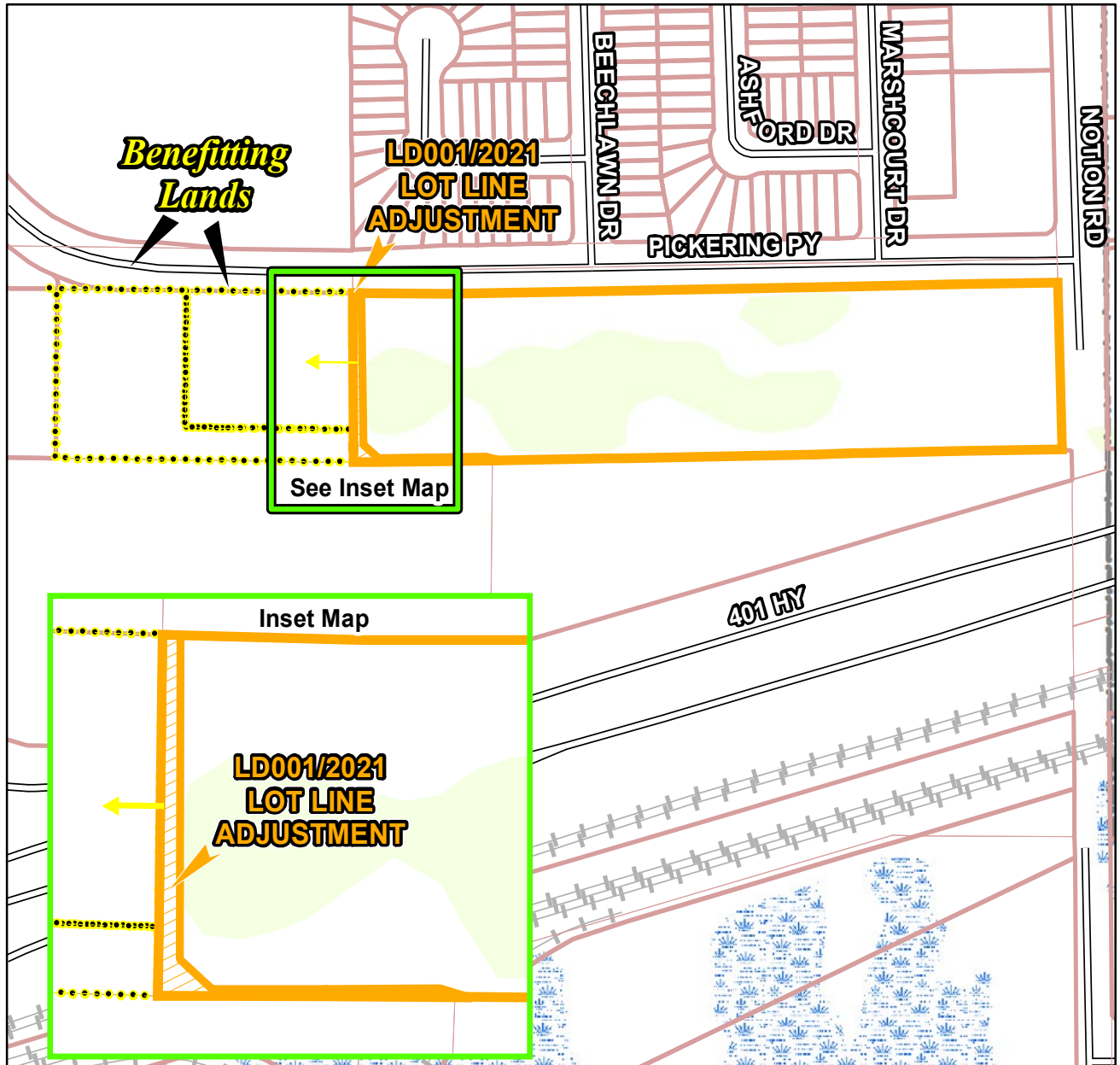
Owner: Metropia (Notion Road) Development Inc.
Agent: Weston Consulting
Location: Lot 17, Conc. 1
City of Pickering

Consent to add a 803.5 m² commercial parcel of land with an existing structure to remain to the south west, retaining vacant 35,459 m² commercial parcel of land for future development








Note: Location Map on next page

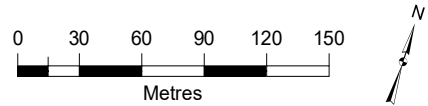


Land Division Application No: LD001/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: City of Pickering
 Address: 1842 and 1856 Notion Road



Legend

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



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6. File: LD 014/2021

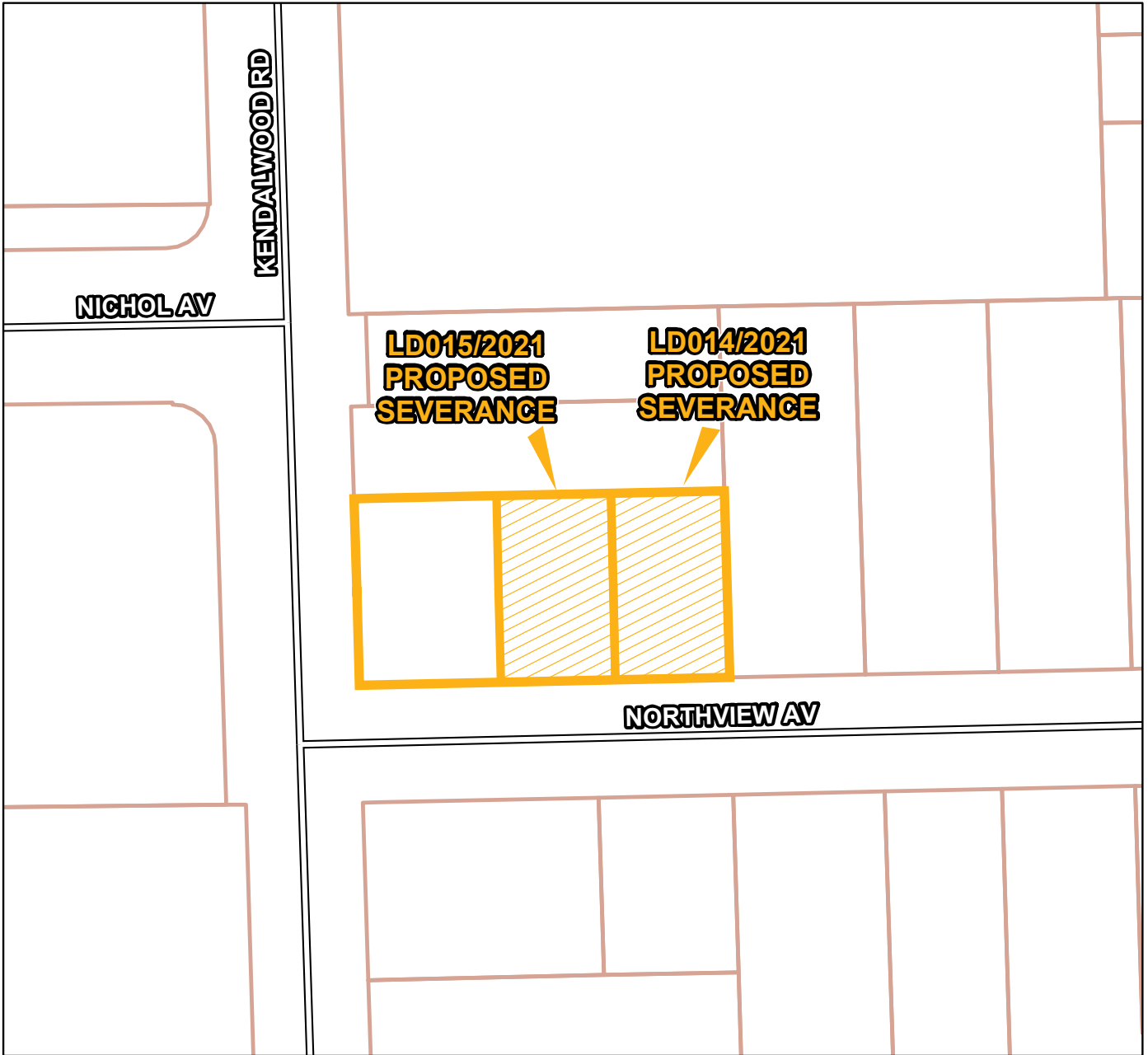
Owner: Giordano, Frank
2607544 Ontario Ltd
Agent: Raponi, Dan
Location: Lot 18, Conc. 1
Town of Whitby

Consent to sever a vacant 630 m² residential parcel of land, retaining a 1,311 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD014/2021 and LD015/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 229 Kendalwood Road



Legend



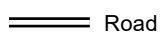
Subject Land



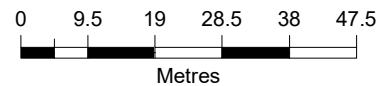
Retained Land



Parcel



Road



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7. File: LD 015/2021

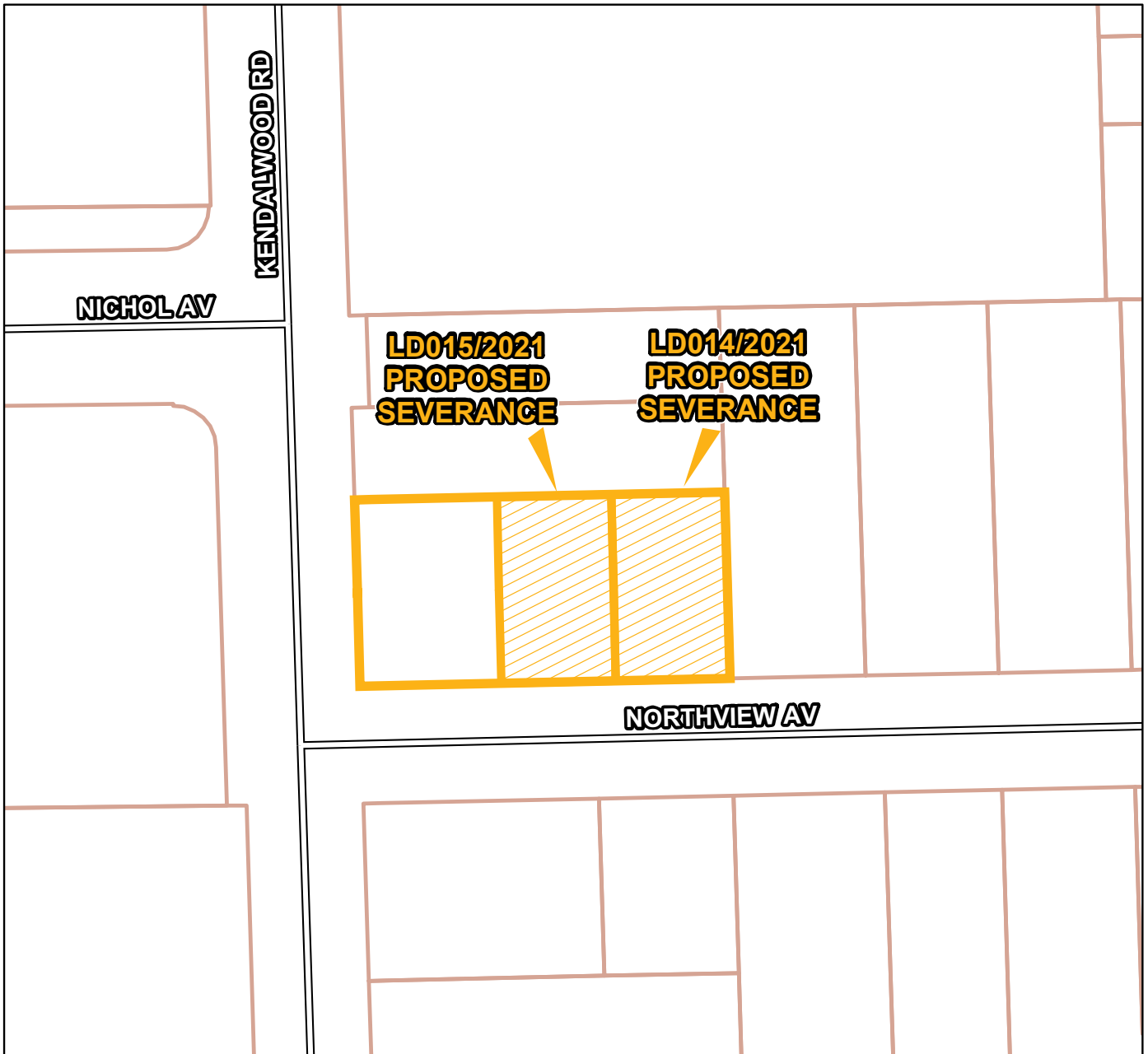
Owner: Giordano, Frank
2607544 Ontario Ltd
Agent: Raponi, Dan
Location: Lot 18, Conc. 1
Town of Whitby

Consent to sever a vacant 630 m² residential parcel of land, retaining a 681 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD014/2021 and LD015/2021
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 229 Kendalwood Road



Legend



Subject Land



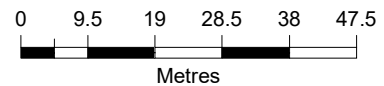
Retained Land



Parcel



Road



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9. File: LD 017/2021

Owner: Jaihindraj, Anuradha & Harihara
Chandradhas, Sivaguru &Selvaramany
Agent: DP Realty Advisors
Location: Lot 2, Conc. PLN396
Town of Whitby

Consent to sever a 1,069 m² residential parcel of land with an existing structure to be demolished, retaining a 1,085 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

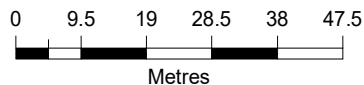


Land Division Application No: LD017/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 18 Hillcourt Avenue



Legend

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



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10. File: LD 018/2021

Owner: ASC (Taunton) Facility Limited Partnership

Agent: GHD

Location: Lot 19, Conc. 4

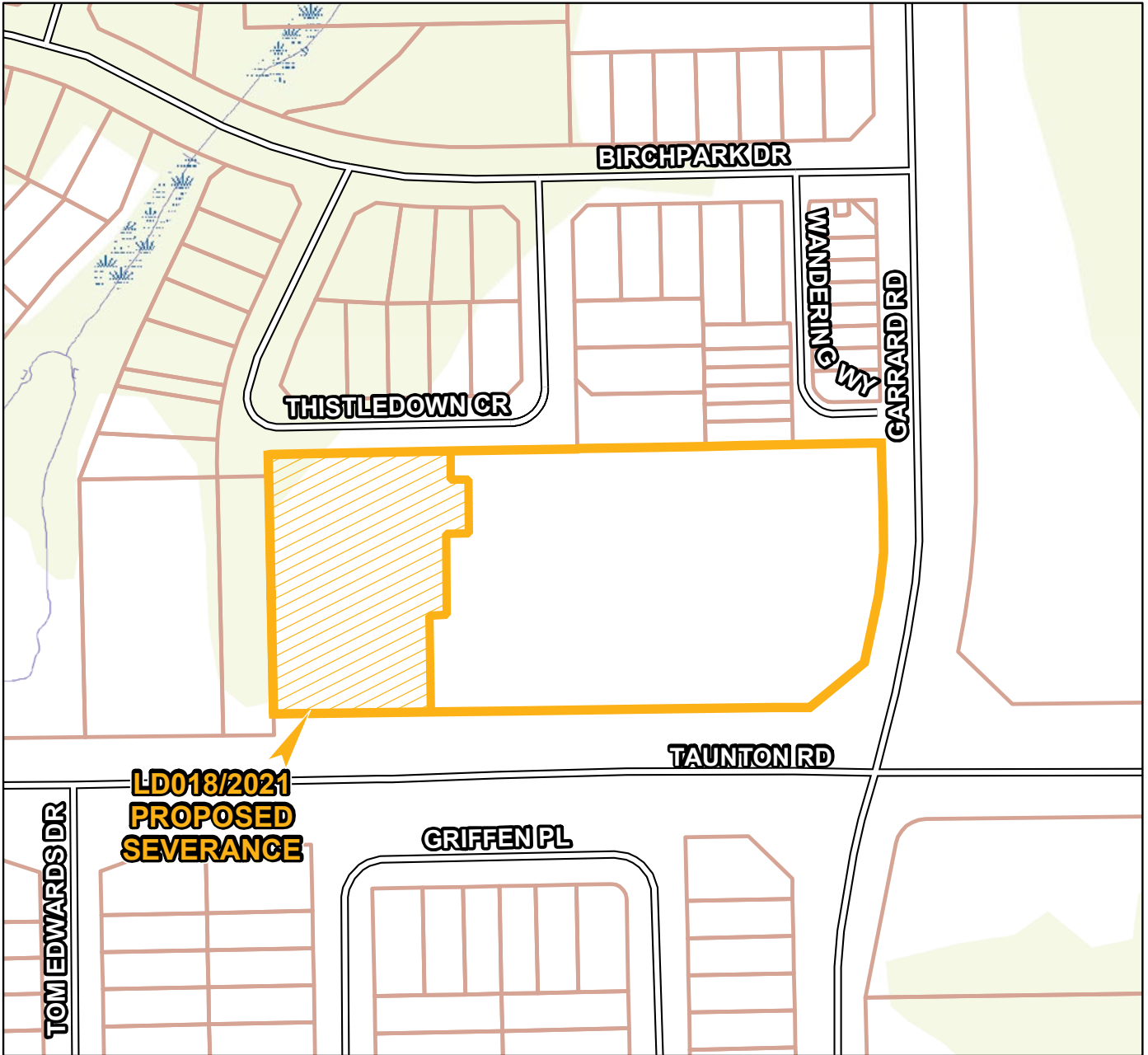
Town of Whitby

Consent to sever a vacant 4,991.25 m2 residential parcel of land, retaining a vacant 12,240 m2 residential parcel of land. Application includes easement.

Note: Location Map on next page



Land Division Application No: LD018/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 4060 Garrard Road



Legend



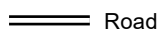
Subject Land



Retained Land



Parcel



Road



Wetland



Creek



Vegetation

0 10 20 30 40 50



Metres



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11. File: LD 019/2021

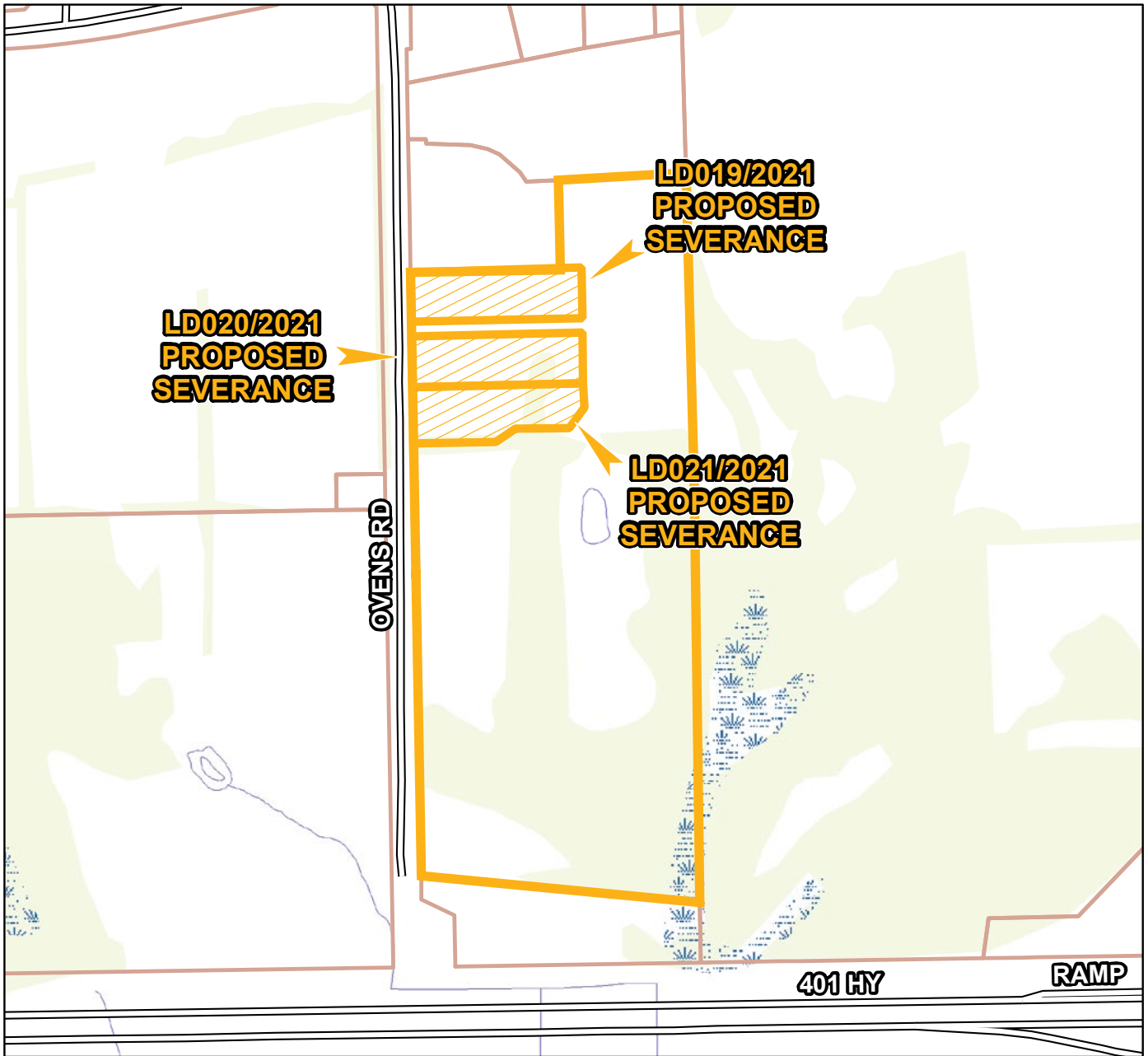
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Conc. 1
Mun. of Clarington

Consent to sever a vacant 4,012 m² hamlet lot retaining an 82,537 m² hamlet lot with an existing shed to be demolished.


Note: Location Map on next page

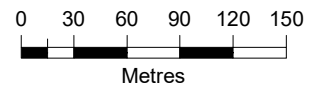


Land Division Application No: LD019/2021, LD020/2021, LD021/2021
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 1535 Ovens Road



Legend

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



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12. File: LD 020/2021

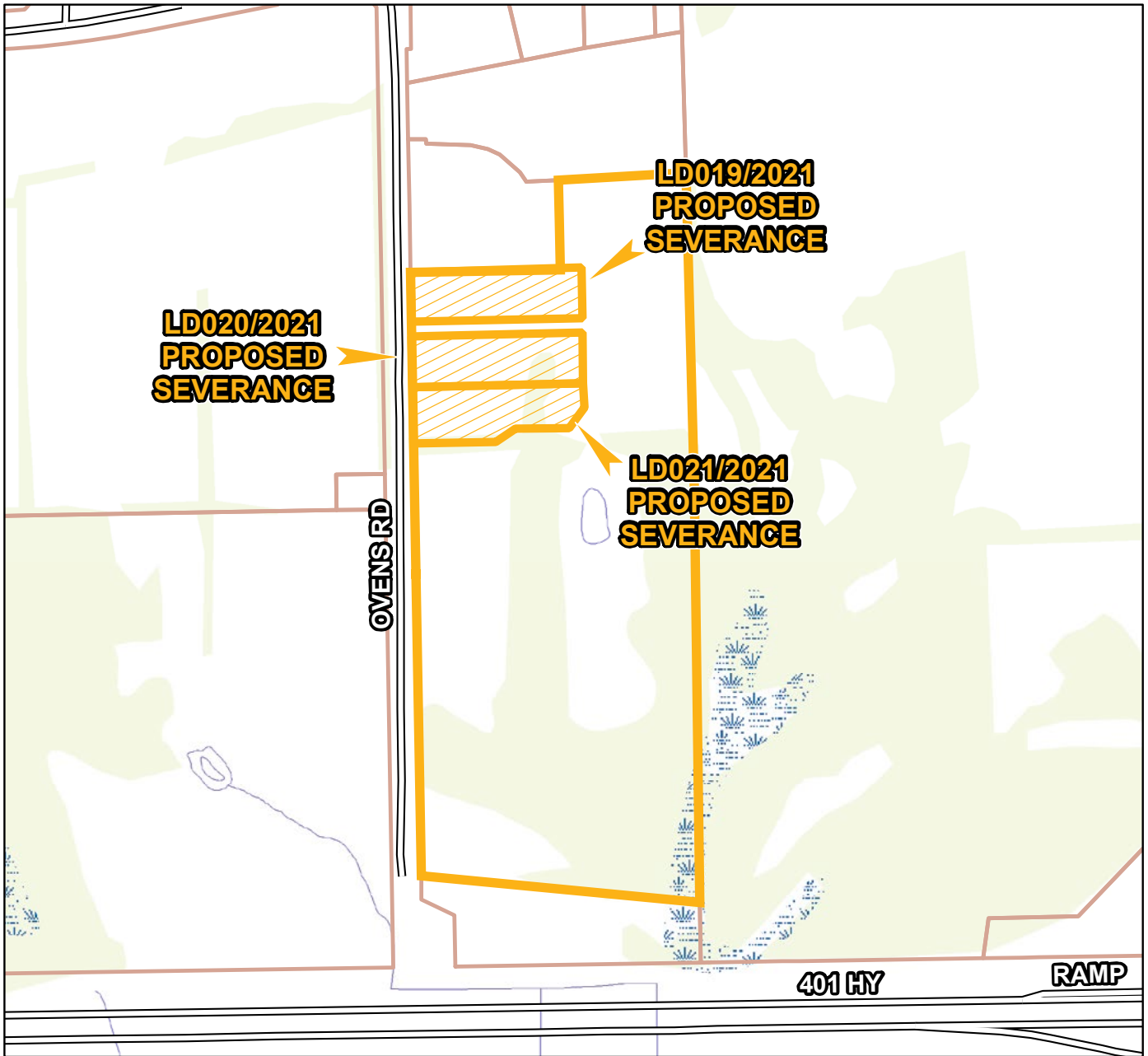
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Conc. 1
Mun. of Clarington

Consent to sever a 4,094 m² hamlet lot with an existing single family dwelling to be demolished, retaining a 78,443 m² hamlet lot with a shed to be demolished.








Note: Location Map on next page

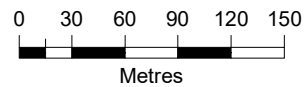


Land Division Application No: LD019/2021, LD020/2021, LD021/2021
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 1535 Ovens Road



Legend

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



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13. File: LD 021/2021

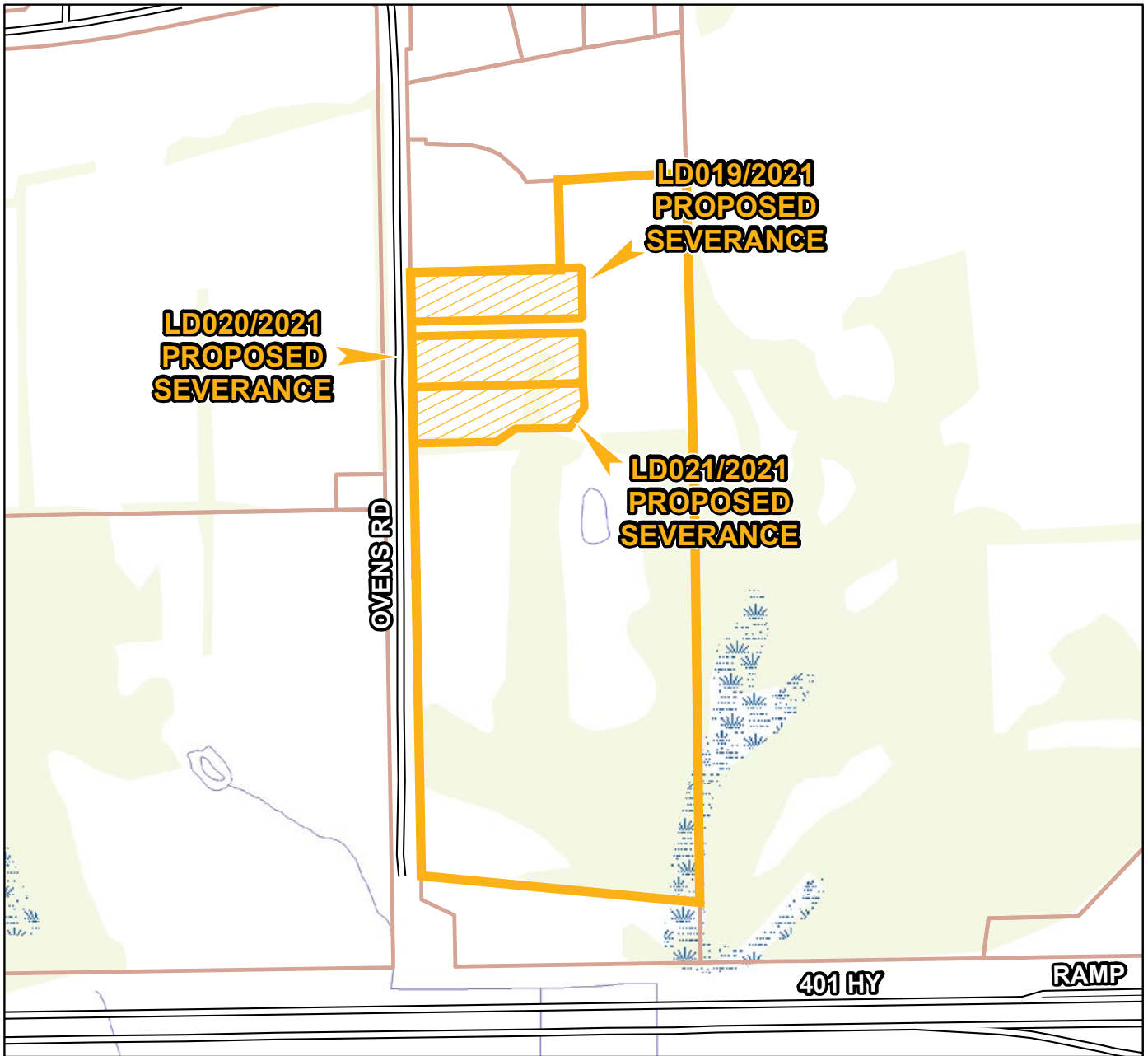
Owner: Vanniejenhuis, Wil & Nancy
Agent: Bouma, Richard
Location: Lot 10, Conc. 1
Mun. of Clarington

Consent to sever a vacant 4,001 m² hamlet lot, retaining a 74,442 m² hamlet parcel of land with an existing shed to be demolished.




Note: Location Map on next page

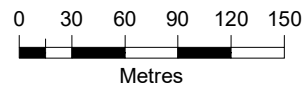


Land Division Application No: LD019/2021, LD020/2021, LD021/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 1535 Ovens Road



Legend

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



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14. File: LD 022/2021

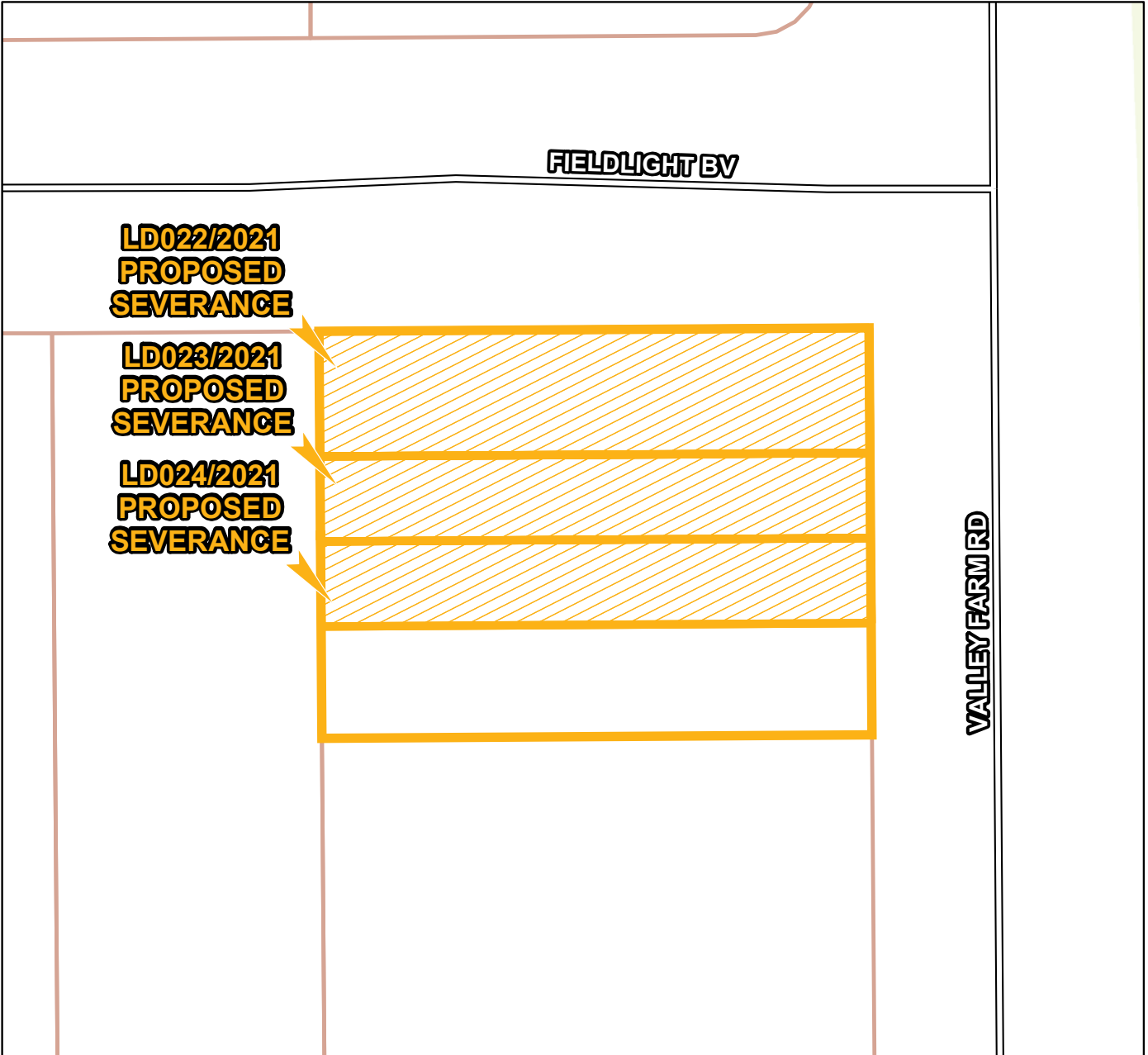
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Conc. 1
City of Pickering

Consent to sever a 322.85 m² residential parcel of land retaining, a 728.21 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page



Land Division Application No: LD022/2021, LD023/2021, LD024/2021
 Nature of Application: Proposed Severances of Land
 Municipality: City of Pickering
 Address: 1954 Valley Farm Road



Legend



Subject Land

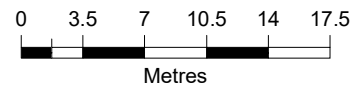


Retained Land



Parcel

== Road



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15. File: LD 023/2021

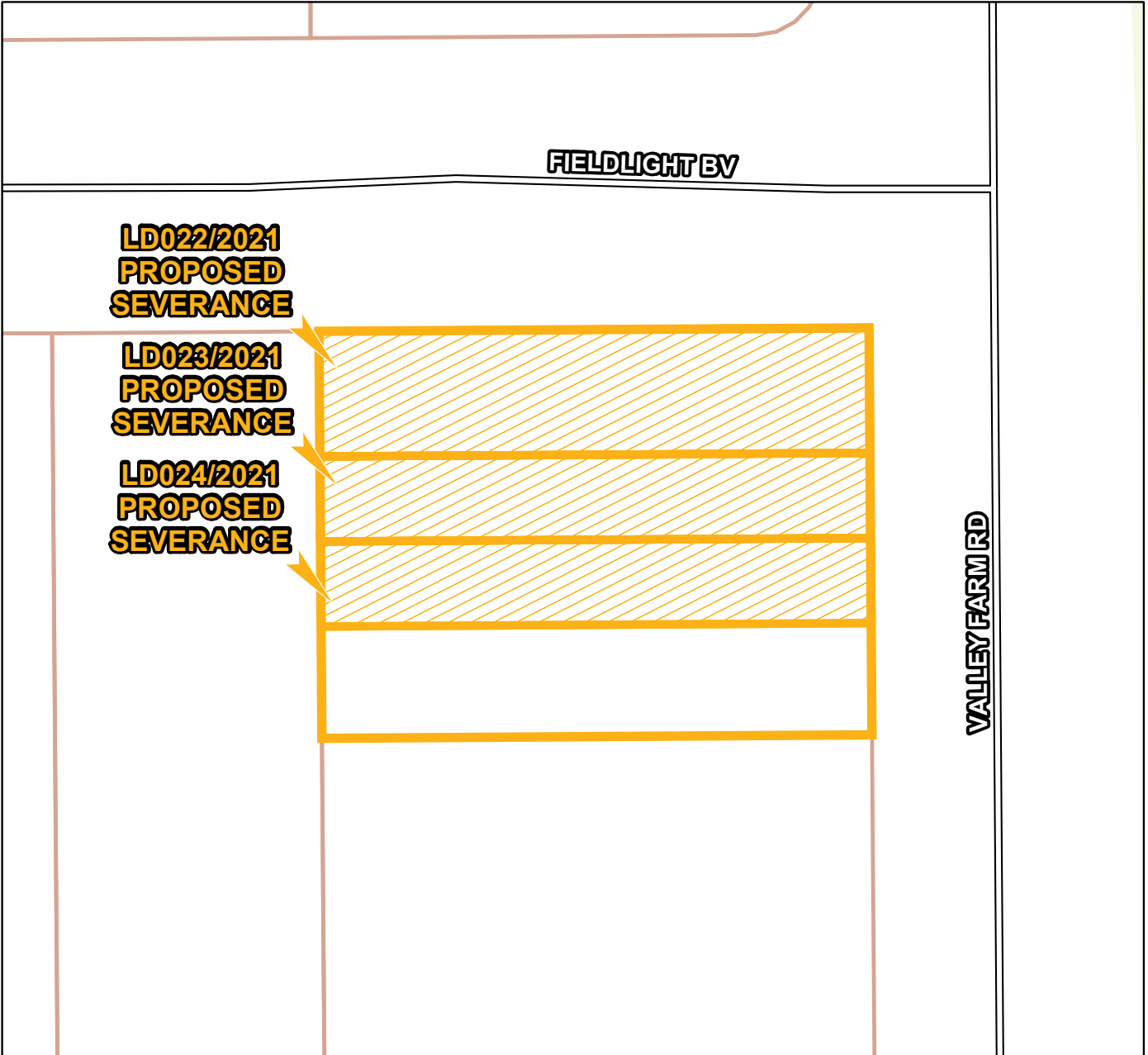
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Conc. 1
City of Pickering

Consent to sever a 219.67 m² residential parcel of land, retaining a 508.70 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page



Land Division Application No: LD022/2021, LD023/2021, LD024/2021
 Nature of Application: Proposed Severances of Land
 Municipality: City of Pickering
 Address: 1954 Valley Farm Road



Legend



Subject Land

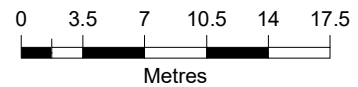


Retained Land



Parcel

== Road



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16. File: LD 024/2021

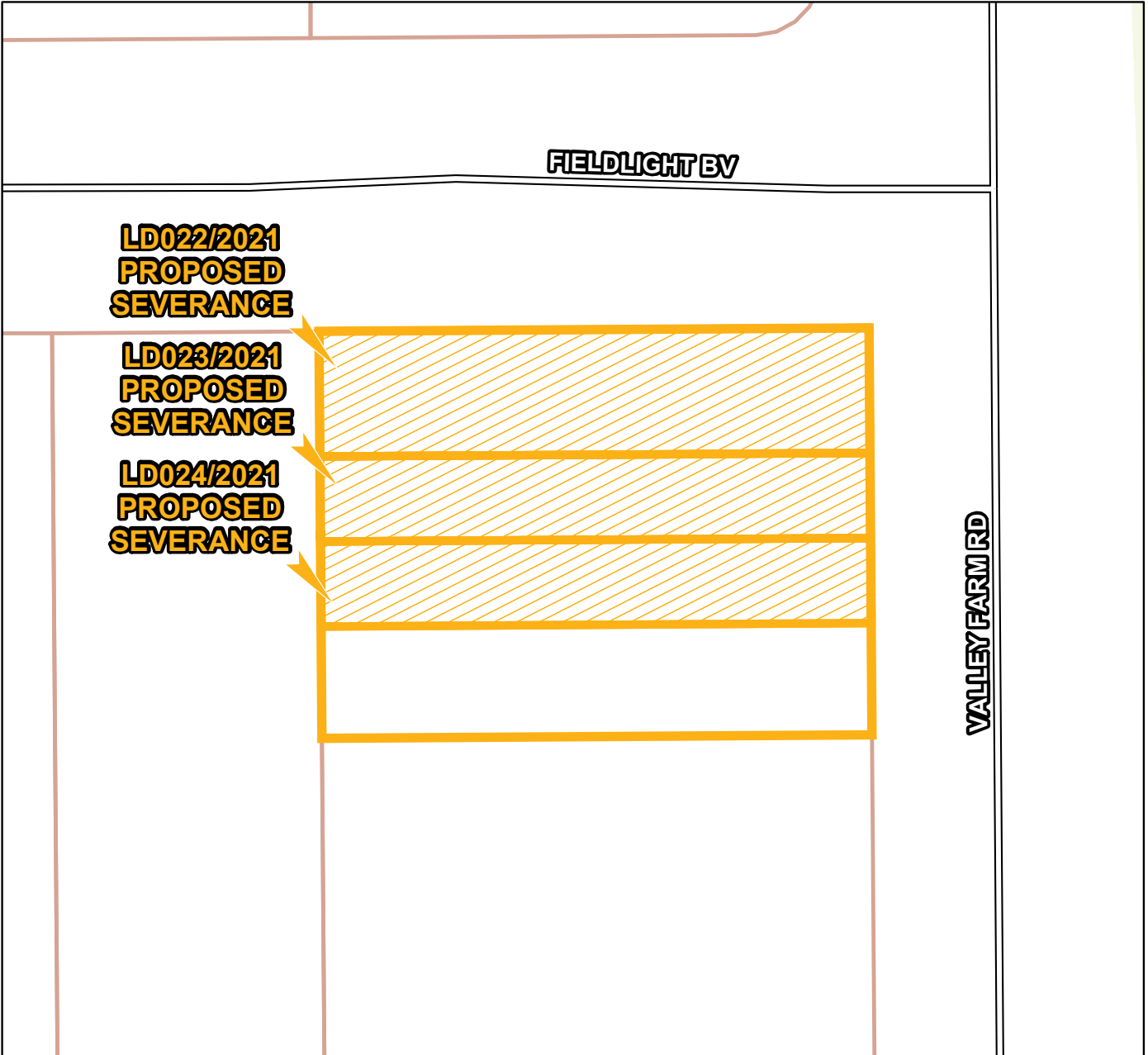
Owner: Baaya Builder Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Conc. 1
City of Pickering

Consent to sever a 219.74 m² residential parcel of land, retaining a 288.83 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page



Land Division Application No: LD022/2021, LD023/2021, LD024/2021
 Nature of Application: Proposed Severances of Land
 Municipality: City of Pickering
 Address: 1954 Valley Farm Road



Legend



Subject Land

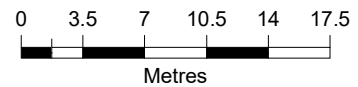


Retained Land



Parcel

== Road



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17. File: LD 025/2021

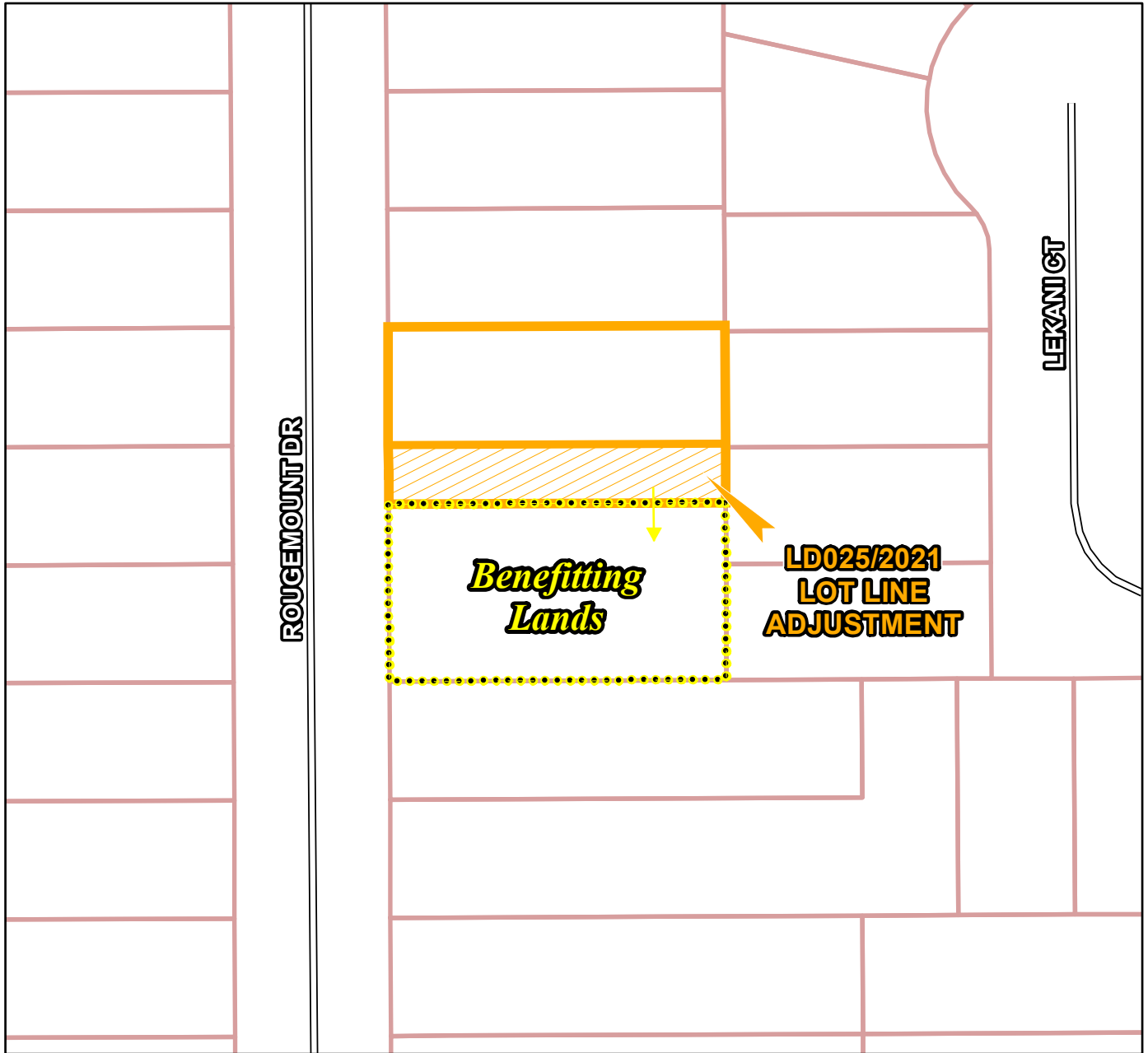
Owner: Wheatle, Peter
Wheatle, Joan
Agent: Wheatle, Bryan
Location: Lot 10, 11, Conc. PL 395
City of Pickering

Consent to add a vacant 331.5 m² residential parcel of land to the south, retaining a 663.21 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD025/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: City of Pickering
 Address: 563 Rougemount Road



Legend



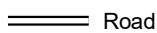
Subject Land



Retained Land



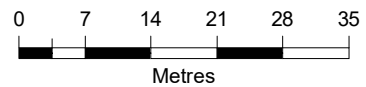
Parcel



Road



Benefitting Lands



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18. File: LD 026/2021

Owner: Khan, Khurram
Agent: Ahmed, Faysal
Location: Lot 33, Conc. 2
City of Oshawa

Consent to sever a vacant 257.88 m² residential parcel of land, retaining a 476.31 m² residential parcel of land for future development.

Note: Location Map on next page



Land Division Application No: LD026/2021 and LD027/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 310 Anderson Avenue



Legend



Subject Land

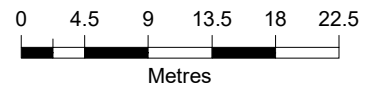


Retained Land



Parcel

== Road



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19. File: LD 027/2021

Owner: Khan, Khurram
Agent: Ahmed, Faysal
Location: Lot 33, Conc. 2
City of Oshawa

Consent to sever a vacant 218.58 m² residential parcel of land, retaining a 257.73 m² residential parcel of land for future development.

Note: Location Map on next page



Land Division Application No: LD026/2021 and LD027/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 310 Anderson Avenue



Legend



Subject Land

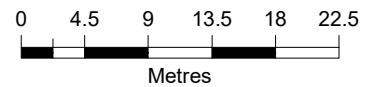


Retained Land



Parcel

== Road



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6. Date of Next Meeting: March 15, 2021

7. Adjournment