



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, January 10, 2022**

**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 6, 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. LD 007/2016

**Tabled: January 13, 2020**

Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi

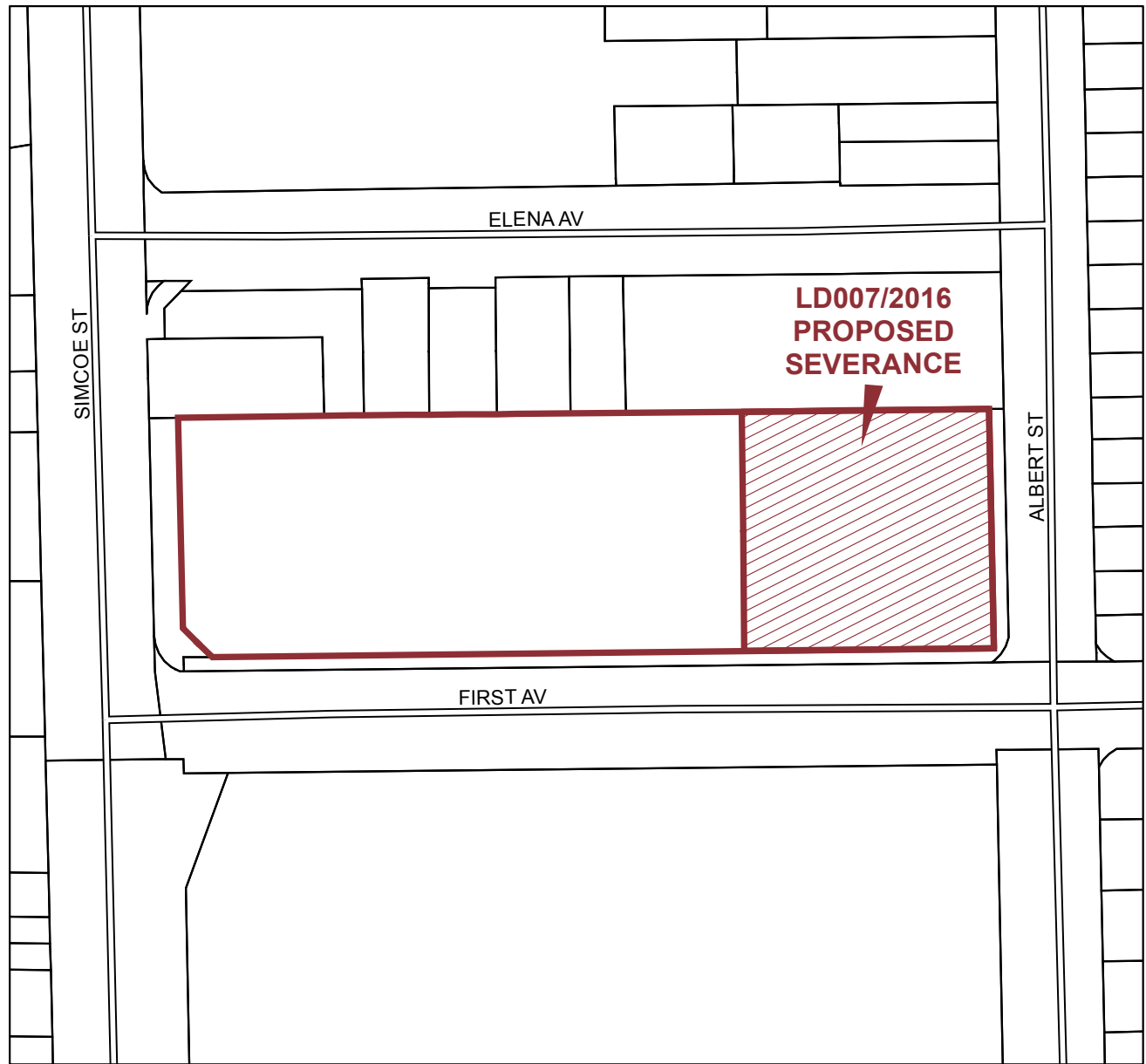
Agent: The Biglieri Group Ltd.

Location: Lot:10, Concession:1

City of Oshawa

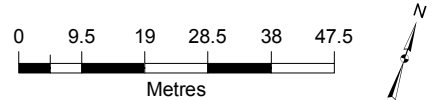
Consent to sever a 1,882.86 m<sup>2</sup> vacant residential parcel of land, retaining a 3,887.4 m<sup>2</sup> residential parcel of land with an existing building.

Land Division Application No: LD007/2016  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Oshawa



Legend

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



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STREET LINE ROAD NETWORK: © DMTI Spatial.

2. LD 064/2020

Tabled: October 4, 2021

Owner: Eric & Elsie Mayne

Agent: Holland Homes Inc.

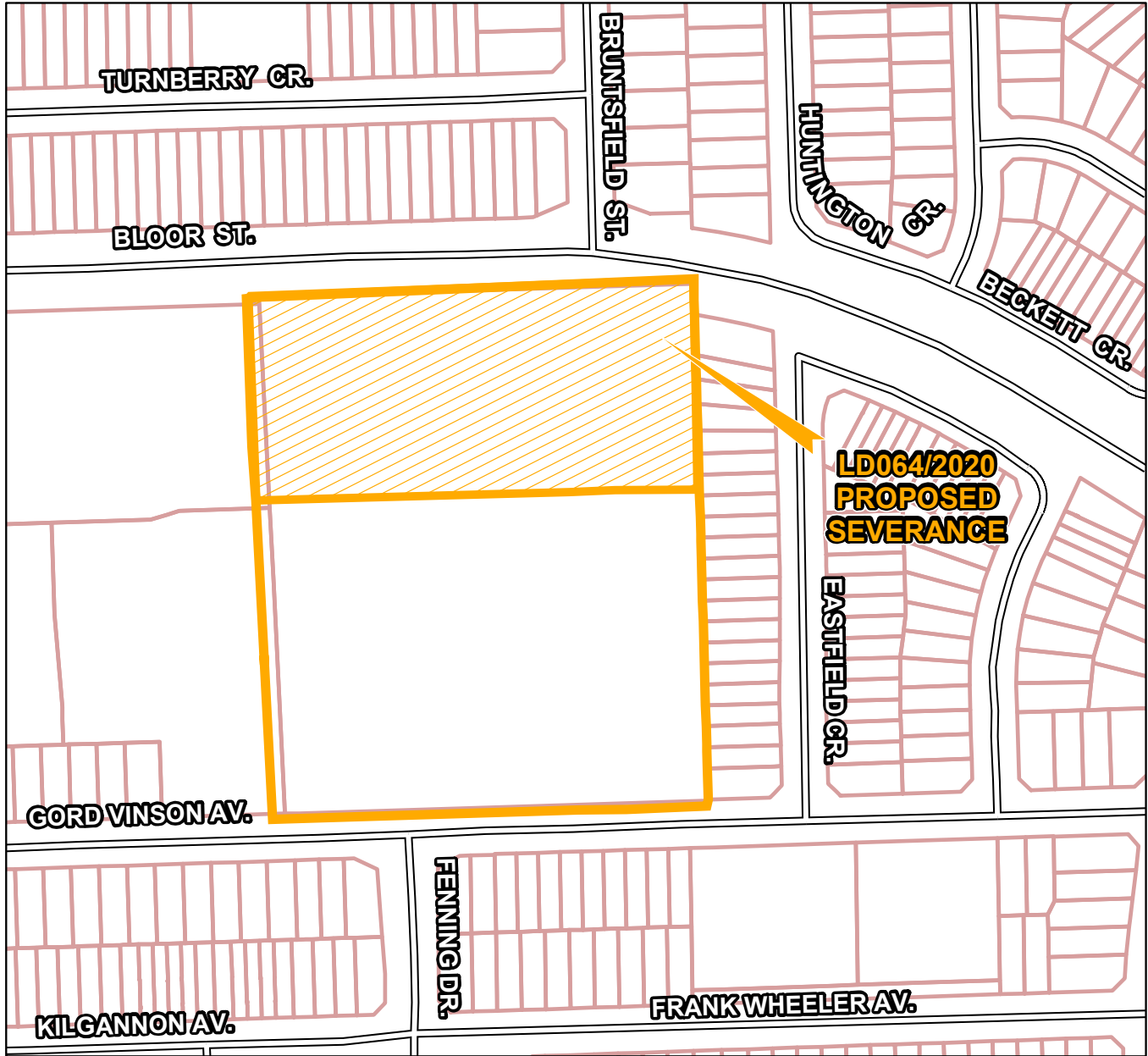
Location: Lot:35, Concession:2

Municipality of Clarington


Consent to sever a 16,692 m<sup>2</sup> agricultural parcel of land, retaining a 24,063 m<sup>2</sup> agricultural parcel of land.

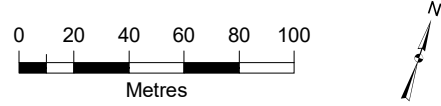


Land Division Application No: LD064/2020  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 1440 Gordon Vinson Avenue - Courtice



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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3. LD-2021-00036

Tabled: November 1, 2021

Owner: Ketharagowri Sasikumar

Agent: Ken Hoy

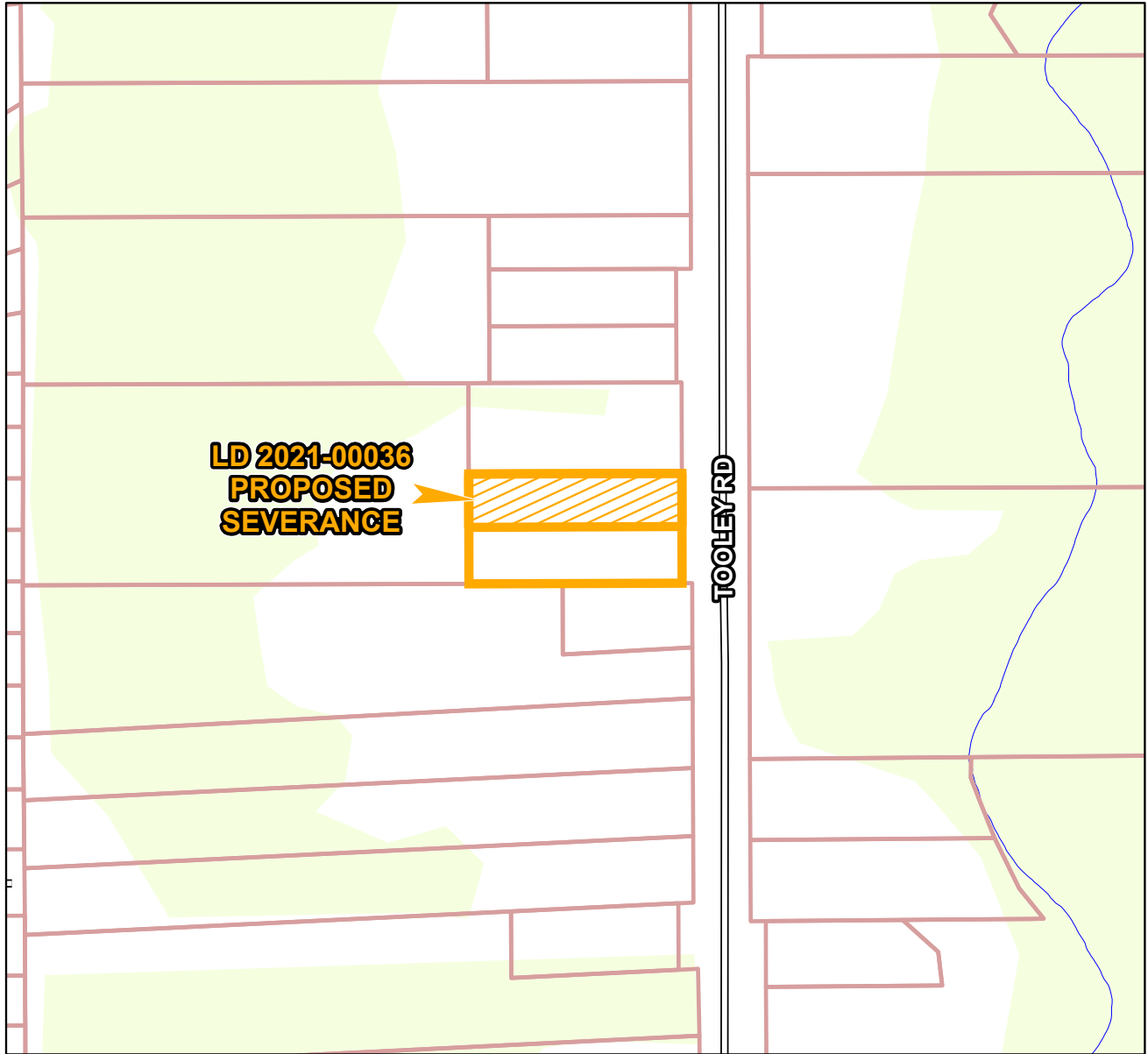
Location: Part Lot 33, Concession 3

Municipality of Clarington







Consent to sever a 1,024 m<sup>2</sup> residential parcel of land, retaining a 1,089 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

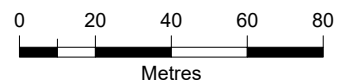


Land Division Application No: LD 2021-00036  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 3238 Tooley Road, Clarington



Legend

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



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4. LD-2021-00055

Owner: Stephanie Perks

Agent: Grant Morris Associates Limited Location: Lot 26, Concession 1

City of Pickering

Consent to sever a vacant 1,323.6 m<sup>2</sup> residential parcel of land, retaining a 1,323.6 m<sup>2</sup> parcel of land with an existing dwelling to be demolished.








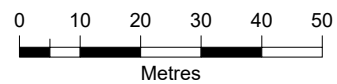


Land Division Application: LD 2021-00055  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1882 Applevue Road



Legend

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



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5. LD-2021-00056

Owner: Duke Cheung

Agent: Candevcon Limited

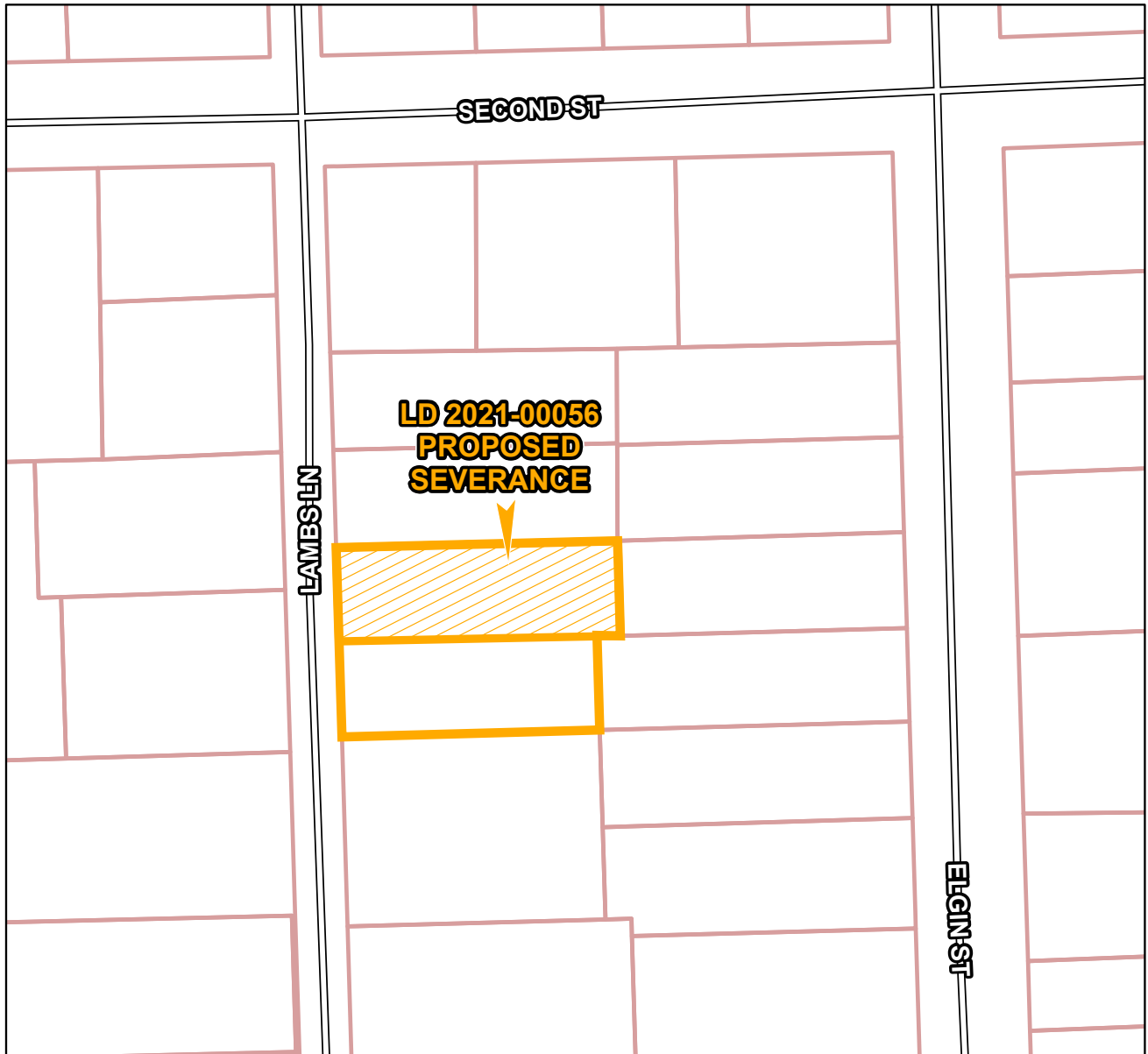
Location: Lot 12, Concession 2

Municipality of Clarington

Consent to sever a vacant 491.98 m<sup>2</sup> residential parcel of land, retaining a 451.09 m<sup>2</sup> vacant residential parcel of land.

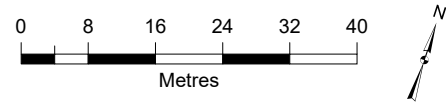


Land Division Application: LD 2021-00056  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 29 Lambs Lane, Bowmanville



Legend

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



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6. LD-2021-00057

Owner: Universal City Two Development Inc.

Agent: Weston Consulting

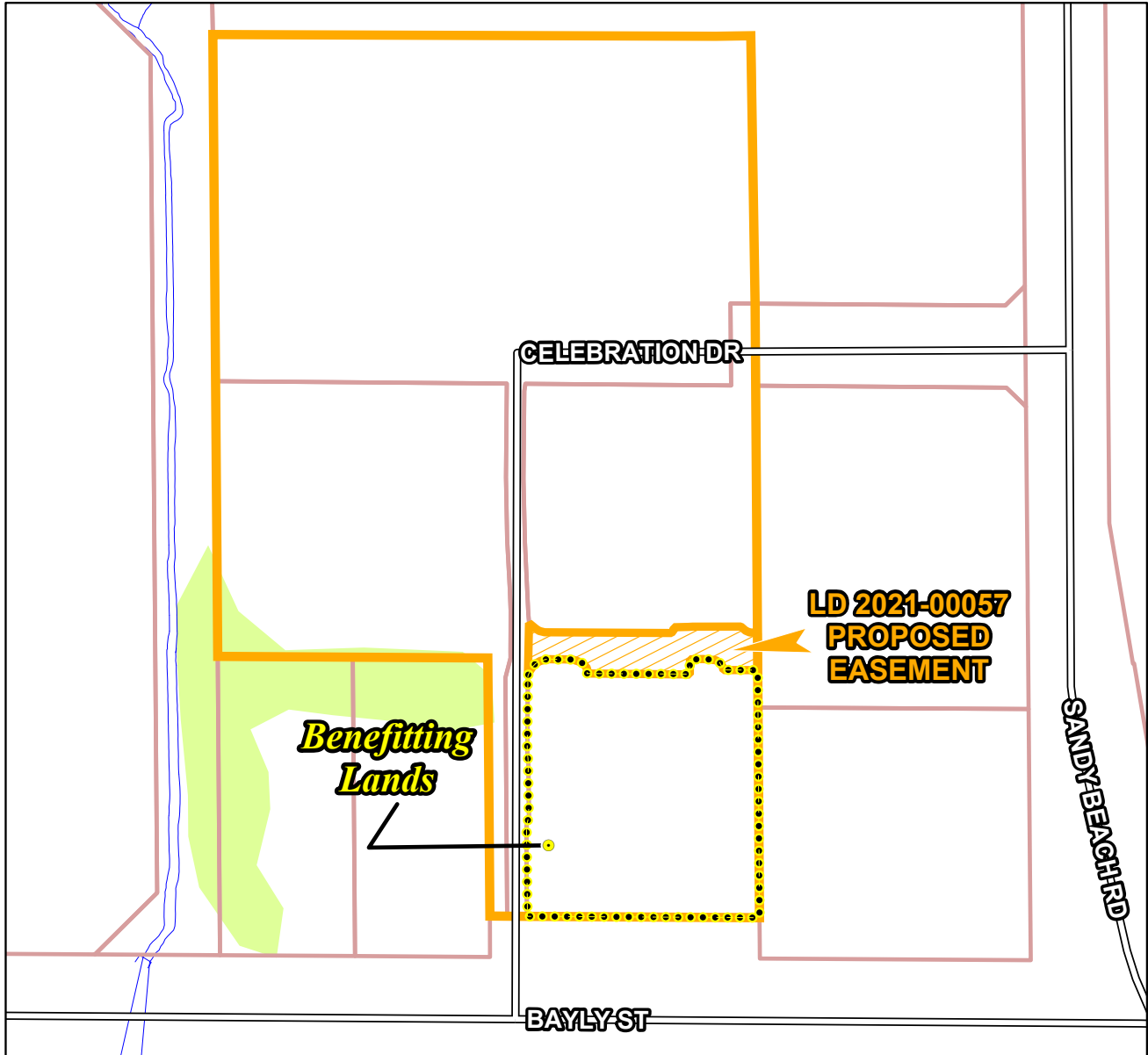
Location: Lot 21, Con. 1

City of Pickering








Consent to grant a 519.3 m<sup>2</sup> vehicular easement in favour of the property to the south, retaining a 3,495.3 m<sup>2</sup> commercial parcel of land.

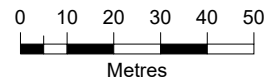


Land Division Application: LD 2021-00057  
Nature of Application: Proposed Easement of Land  
Municipality: City of Pickering  
Addresses: 1480 Bayly Street and 1435 Celebration Drive



Legend

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



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7. LD-2021-00058

Owner: Unique AT Holding Corporation c/o Steven Warsh

Agent: Weston Consulting

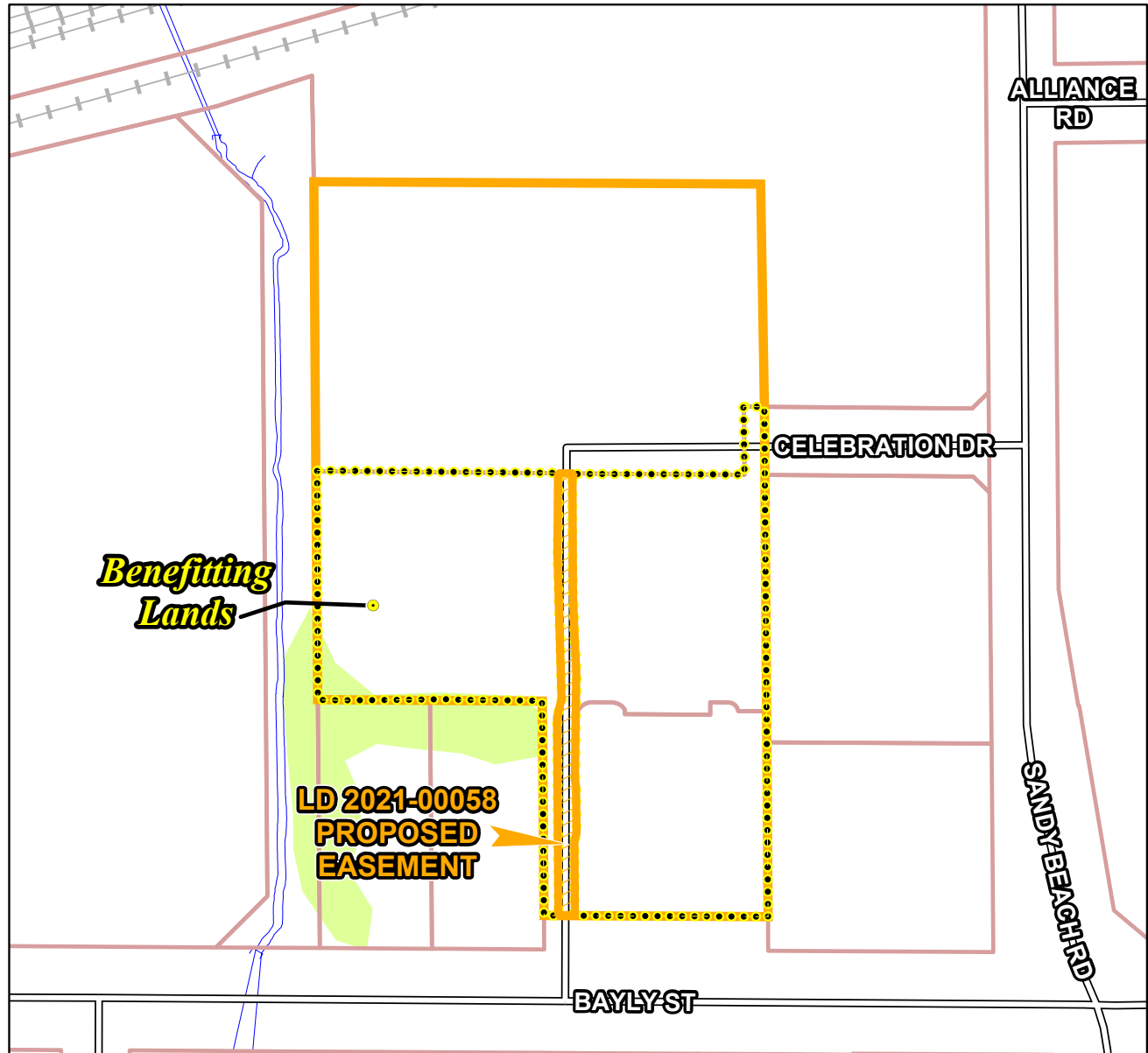
Location: Concession 1, Lot 21

City of Pickering








Consent to grant a 610.1 m<sup>2</sup> vehicular easement in favour of the property to the south, retaining a 11,073.9 m<sup>2</sup> commercial parcel of land.

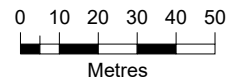


Land Division Application: LD 2021-00058  
 Nature of Application: Proposed Easement of Land  
 Municipality: City of Pickering  
 Address: No municipal address



Legend

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



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8. LD-2021-00059

Owner: Unique AT Holding Corporation c/o Steven Warsh

Agent: Weston Consulting

Location: Lot 21, Con. 1

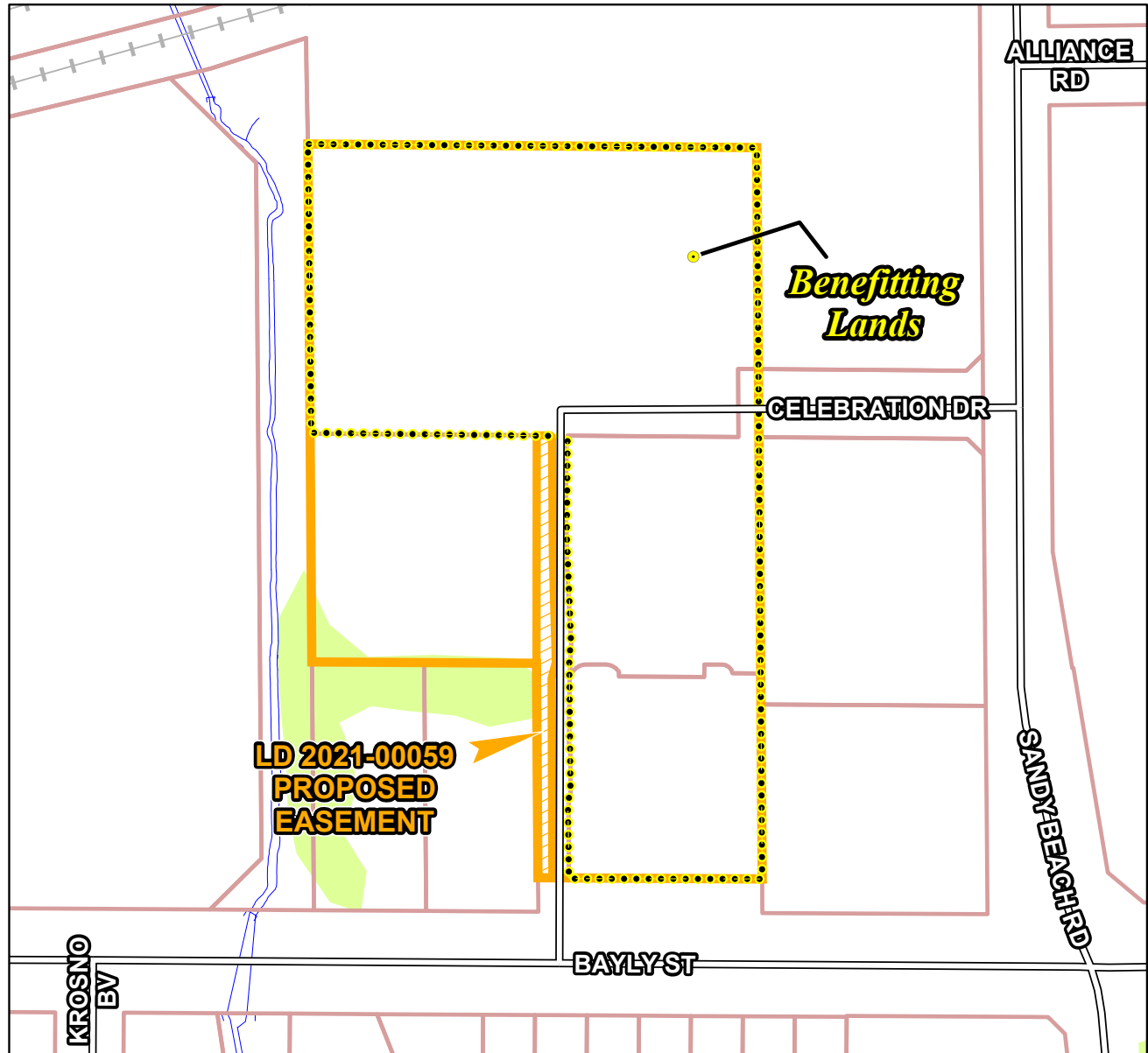
City of Pickering

Consent to grant a 555.3 m<sup>2</sup> vehicular easement in favour of the lands to the north & east, retaining a 4,473 m<sup>2</sup> commercial parcel of land.










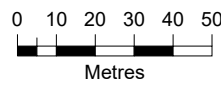


Land Division Application: LD 2021-00059  
Nature of Application: Proposed Easement of Land  
Municipality: City of Pickering  
Address: 1455 Celebration Drive



Legend

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



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9. LD-2021-00060

Owner: Unique AT Holding Corporation c/o Steven Warsh

Agent: Weston Consulting

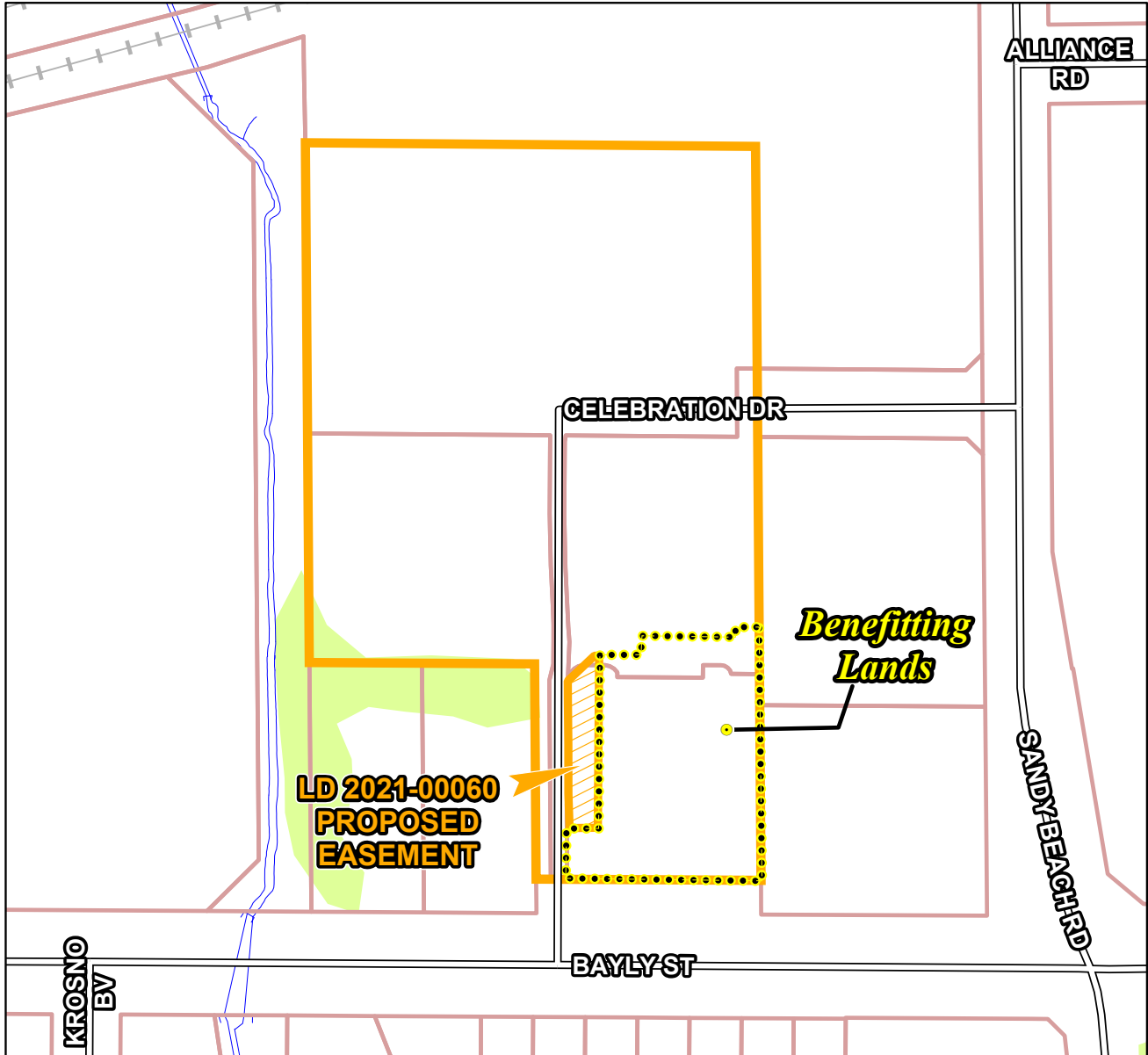
Location: Lot 21, Con. 1

City of Pickering





Consent to grant a 411.6 m<sup>2</sup> vehicular easement in favour of the lands to the south, retaining a 9,213 m<sup>2</sup> commercial parcel of land.

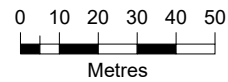


Land Division Application: LD 2021-00060  
 Nature of Application: Proposed Easement of Land  
 Municipality: City of Pickering  
 Address: No Municipal Address



Legend

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



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10. LD-2021-00061

Owner: Unique AT Holding Corporation c/o Steven Warsh

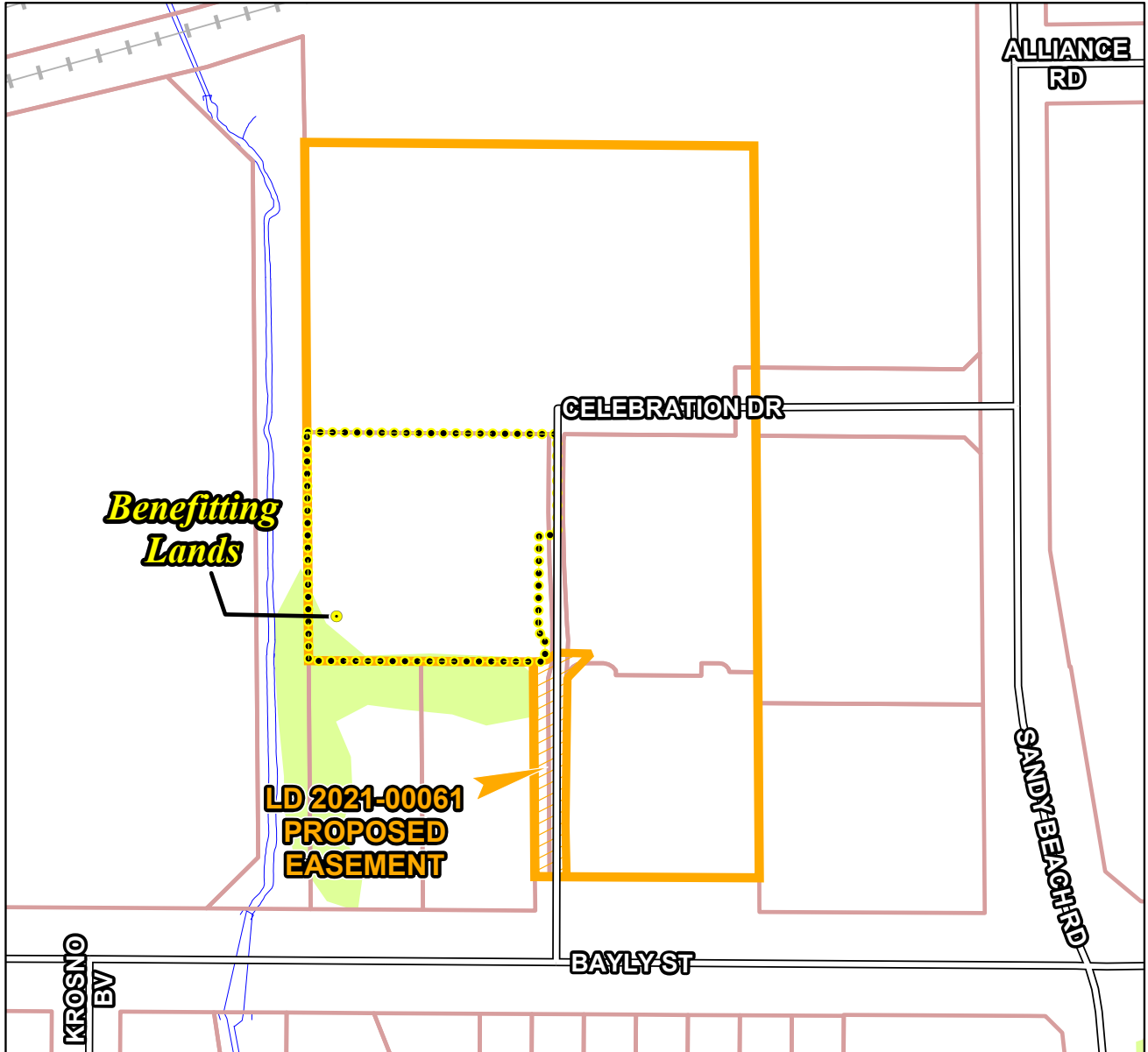
Agent: Weston Consulting

Location: Lot 21, Con. 1 City of Pickering








Consent to grant a 652.7 m<sup>2</sup> vehicular access easement in favour of the property to the north, retaining 8,971.9 m<sup>2</sup> commercial parcel of land.

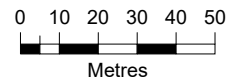


Land Division Application: LD 2021-00061  
 Nature of Application: Proposed Easement of Land  
 Municipality: City of Pickering  
 Address: No Municipal Address



Legend

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



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11. LD-2021-00062

Owner: Richard Doner

Agent: Richard Doner

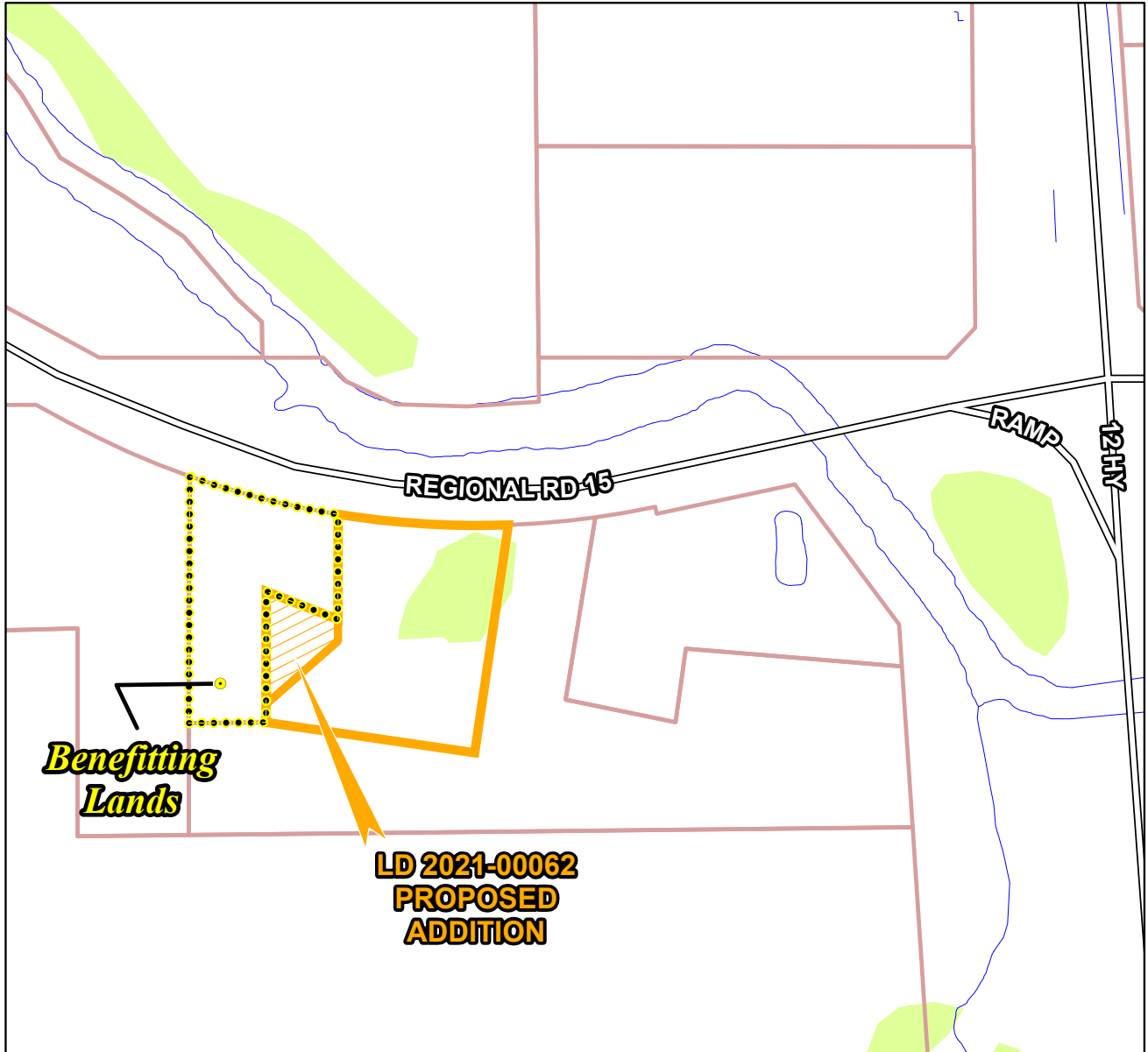
Location: Lot 11, Con. 4

Township of Brock



Consent to add a vacant 0.08 HA non-farm rural related residential parcel of land to the west, retaining a 0.404 HA non-farm rural related residential parcel of land with an existing dwelling to remain.

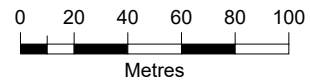


Land Division Application: LD 2021-00062  
 Nature of Application: Proposed Addition of Land  
 Municipality: Township of Brock  
 Address: B1360 Durham Road 15, Beaverton



Legend

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



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12. LD-2021-00063

Owner: Richard Doner

Agent: Richard Doner

Location: Lot 11, Con. 4

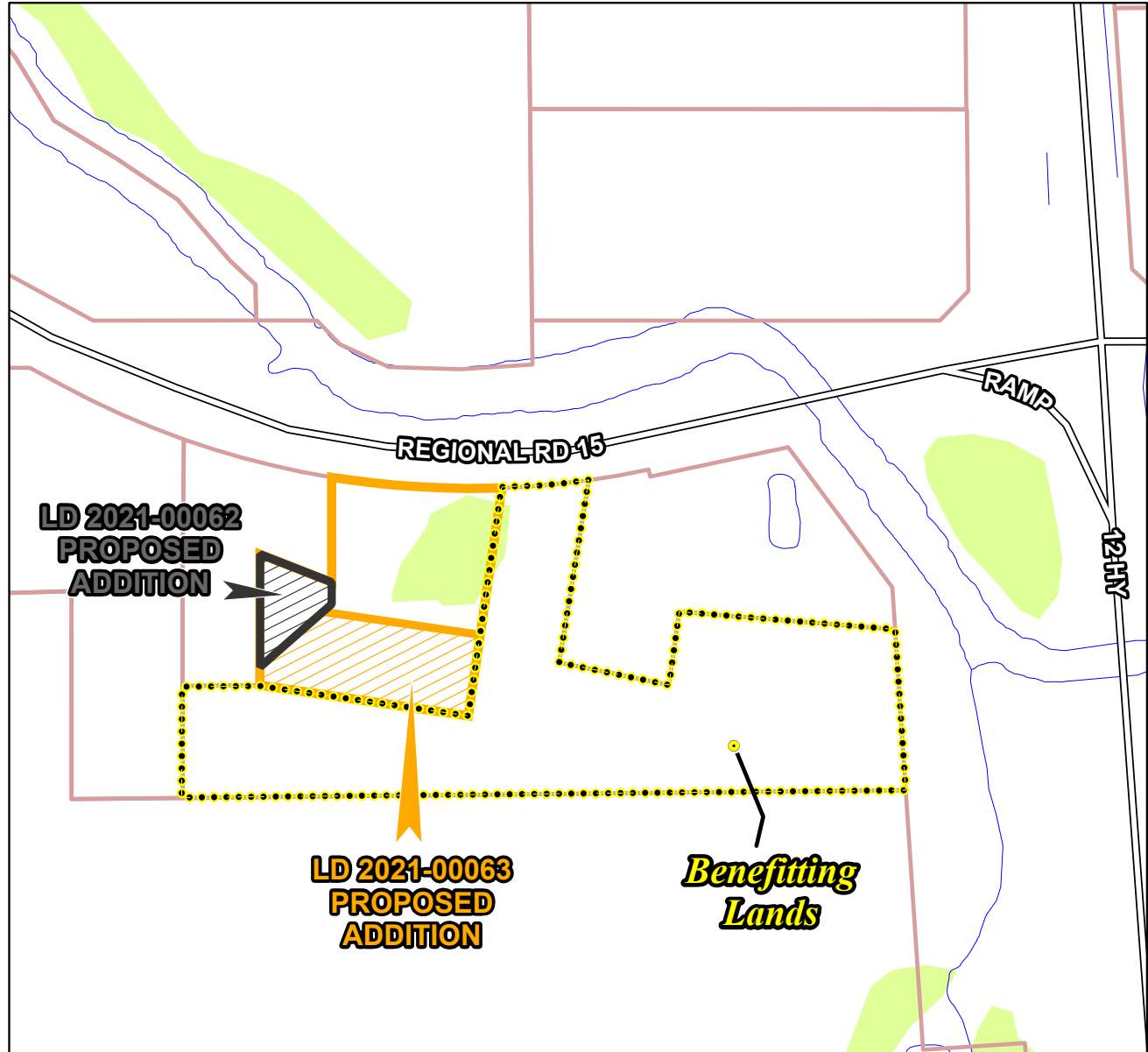
Township of Brock

Consent to add a vacant 0.323 HA non-farm rural related residential parcel of land to the south, retaining a 0.404 HA non-farm rural related residential parcel of land with an existing dwelling to remain.











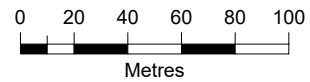


Land Division Application: LD 2021-00063  
Nature of Application: Proposed Addition of Land  
Municipality: Township of Brock  
Address: B1360 Durham Road 15, Beaverton



Legend

- |  |   |
|--|---|
|  Subject Land     |  Retained Land |
|  Parcel           |  Road          |
|  Benefiting Lands |  Creek         |
|  Vegetation       |  LD2021-00062  |



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13. LD-2021-00064

Owner: Castlevale Development Corporation

Agent: CandevconEast Limited

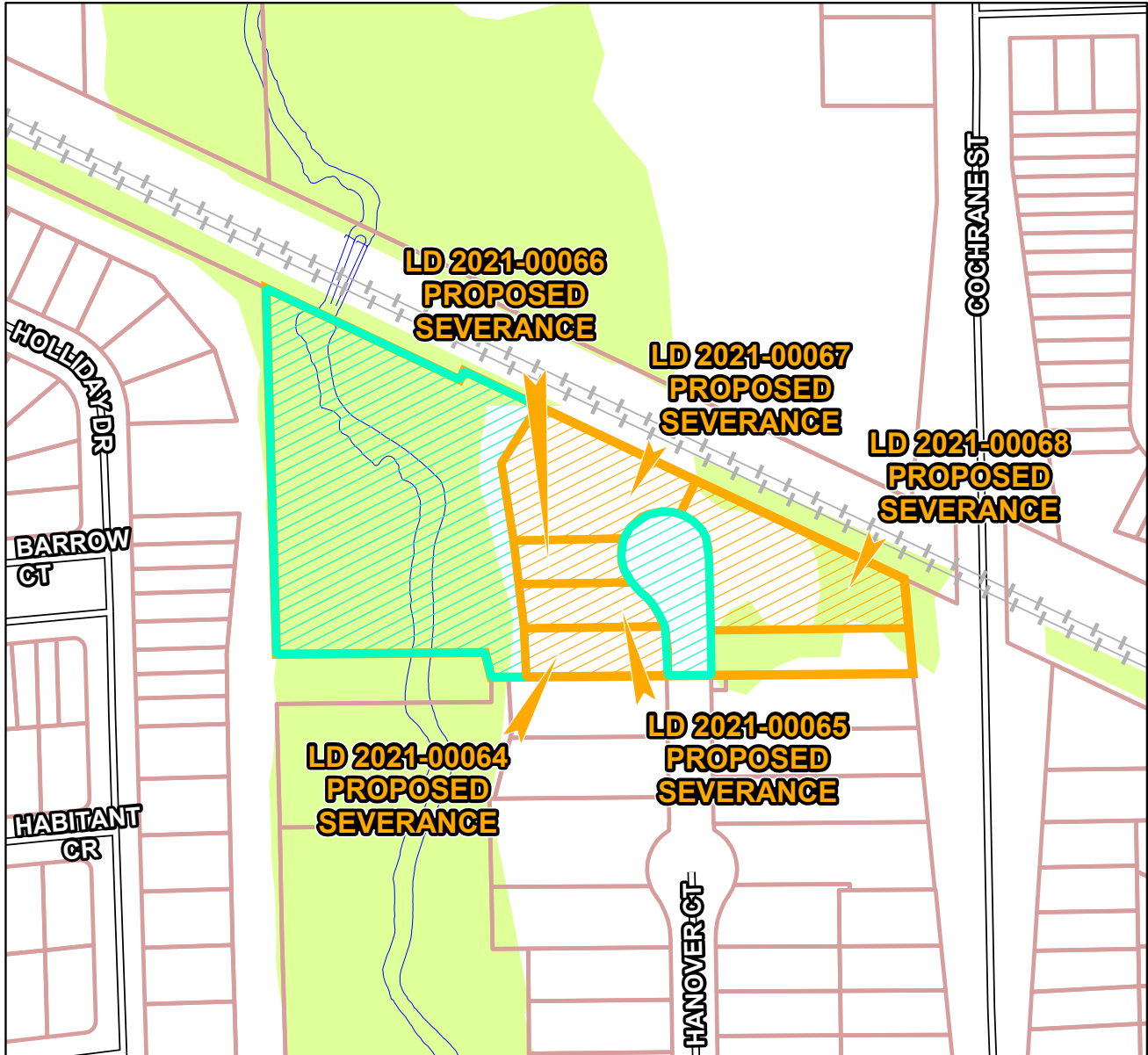
Location: Lot 29, Con. 2

Town of Whitby









Consent to sever a 1.534 ha residential parcel of land, retaining a 0.9724 ha residential parcel of land for future development.

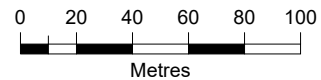


Land Division Applications: LD 2021-00064 to LD 2021-00068  
Nature of Application: Proposed Severances of Land  
Municipality: Town of Whitby  
Address: 0 Cochrane Street



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land               |
|  Parcel       |  Road                        |
|  Vegetation   |  Creek                       |
|  Railway      |  Dedicated to Town of Whitby |



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14. LD-2021-00065

Owner: Castlevale Development Corporation

Agent: CandevconEast Limited

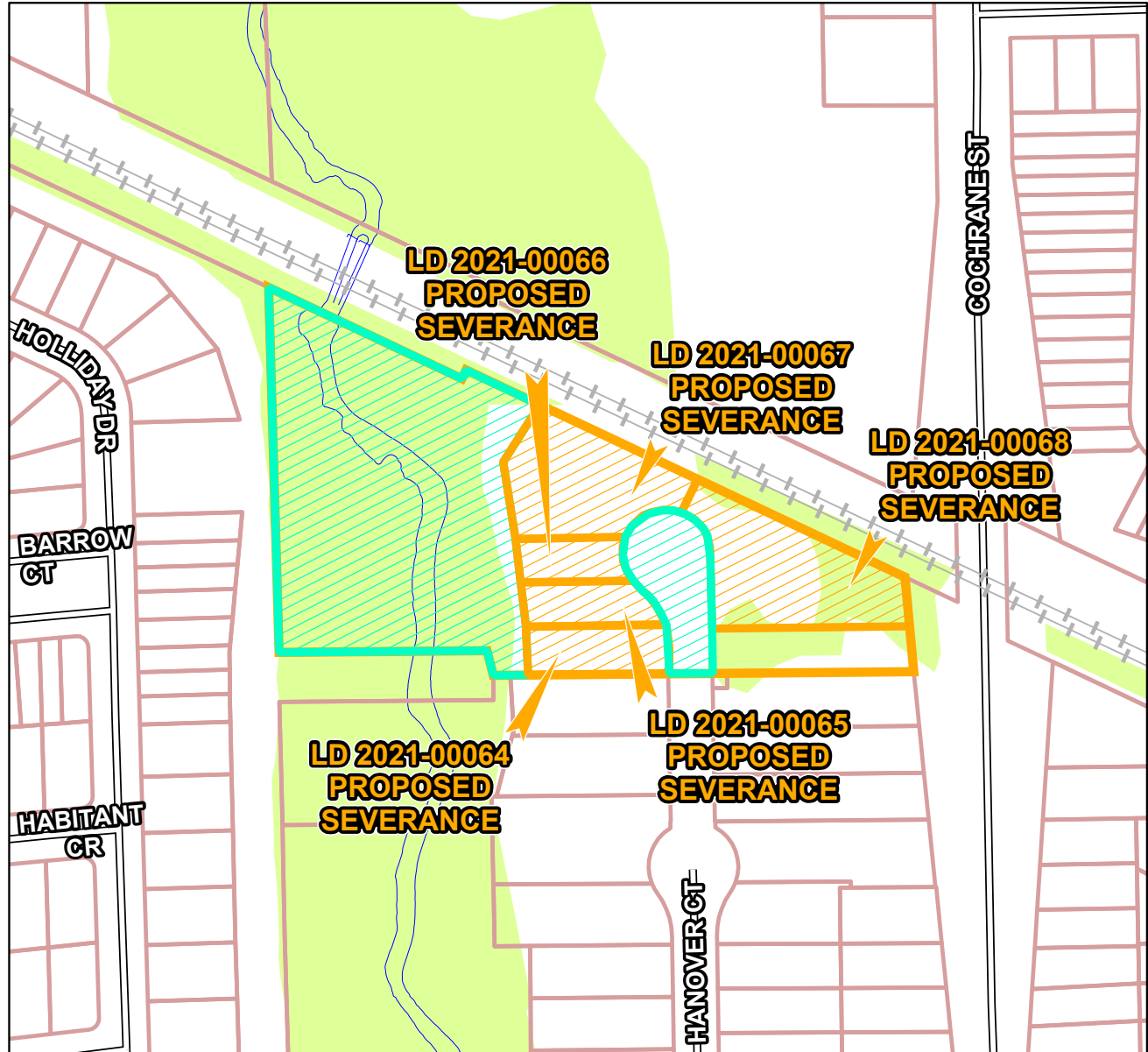
Location: Lot 29, Con. 2

Town of Whitby

Consent to sever a vacant 0.09 HA residential parcel of land, retaining vacant 0.83 HA residential parcel of land for future development.

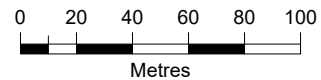


Land Division Applications: LD 2021-00064 to LD 2021-00068  
Nature of Application: Proposed Severances of Land  
Municipality: Town of Whitby  
Address: 0 Cochrane Street



Legend

- |              |                             |
|--------------|-----------------------------|
| Subject Land | Retained Land               |
| Parcel       | Road                        |
| Vegetation   | Creek                       |
| Railway      | Dedicated to Town of Whitby |



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15. LD-2021-00066

Owner: Castlevale Development Corporation

Agent: CandevconEast Limited

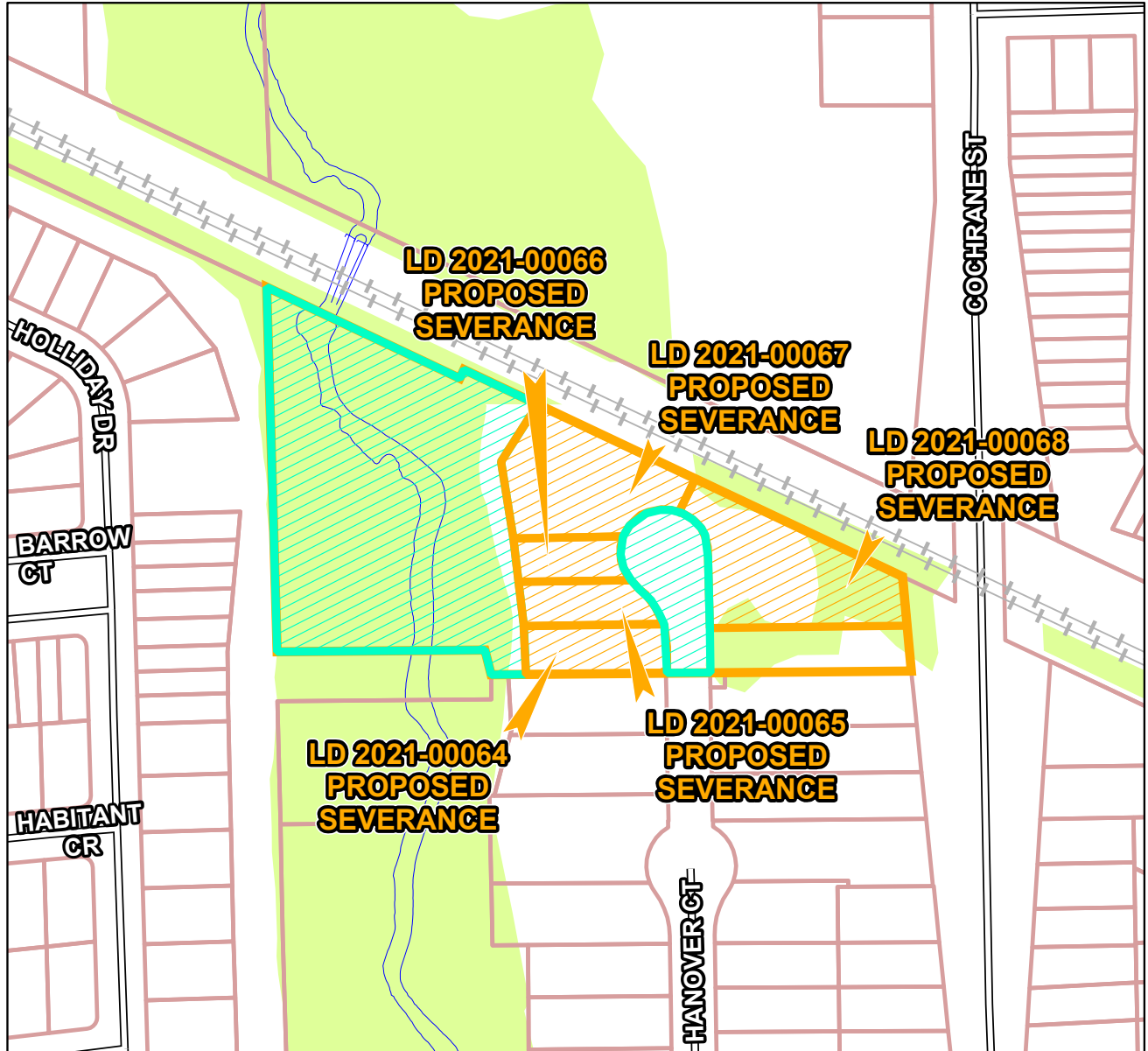
Location: Lot 29, Con. 2

Town of Whitby









Consent to sever a vacant 0.079 HA residential parcel of land, retaining a 0.76 HA residential parcel of land for future development.

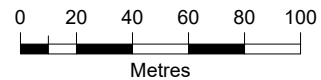


Land Division Applications: LD 2021-00064 to LD 2021-00068  
Nature of Application: Proposed Severances of Land  
Municipality: Town of Whitby  
Address: 0 Cochrane Street



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land               |
|  Parcel       |  Road                        |
|  Vegetation   |  Creek                       |
|  Railway      |  Dedicated to Town of Whitby |



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16. LD-2021-00067

Owner: Castlevale Development Corporation

Agent: CandevconEast Limited

Location: Lot 29, Con. 2

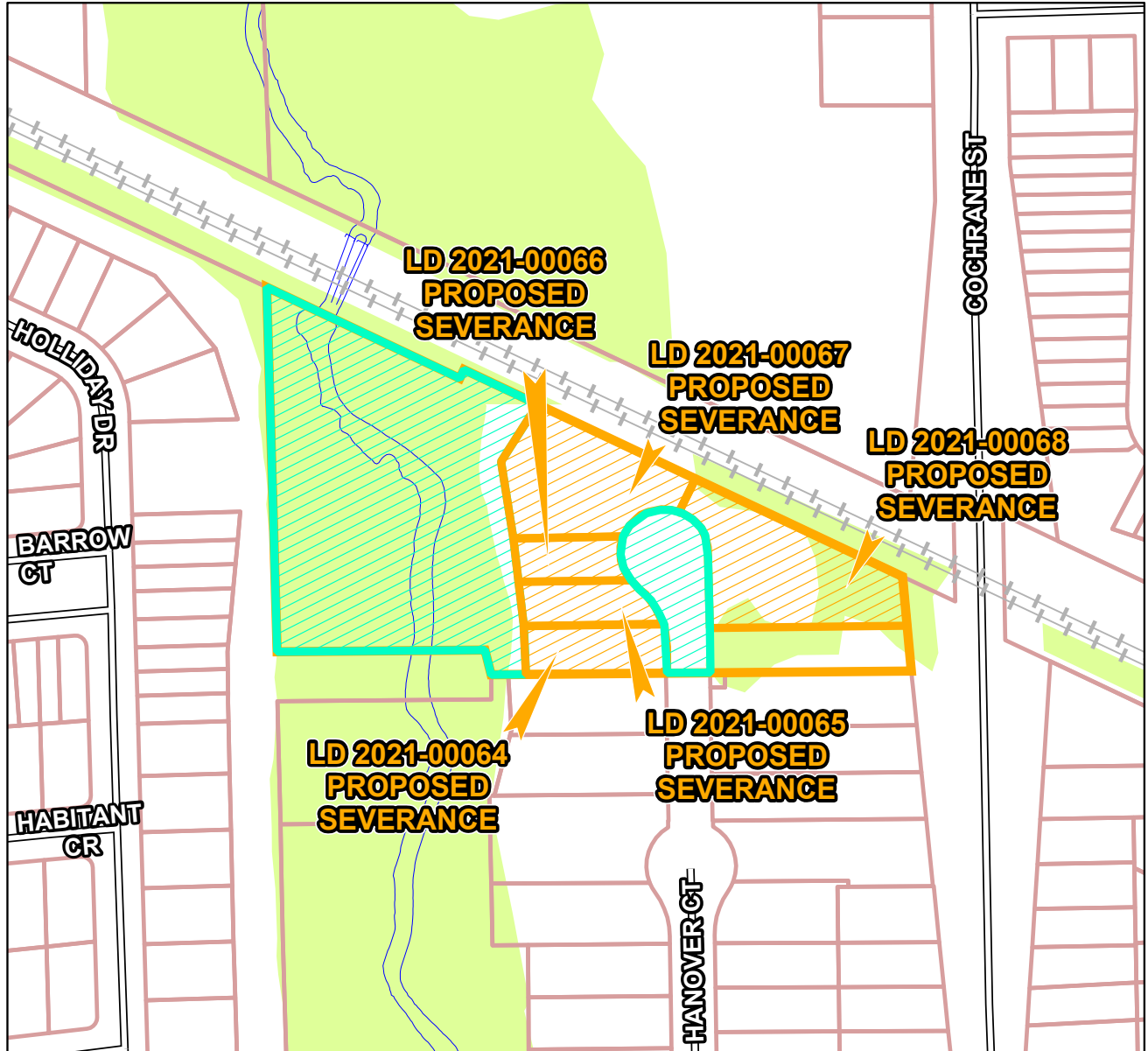
Town of Whitby

Consent to sever a vacant 0.27 HA residential parcel of land, retaining a 0.48 HA residential parcel of land for future development.











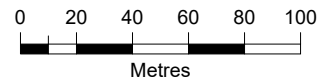


Land Division Applications: LD 2021-00064 to LD 2021-00068  
Nature of Application: Proposed Severances of Land  
Municipality: Town of Whitby  
Address: 0 Cochrane Street



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land               |
|  Parcel       |  Road                        |
|  Vegetation   |  Creek                       |
|  Railway      |  Dedicated to Town of Whitby |



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17. LD-2021-00068

Owner: Castlevale Development Corporation

Agent: CandevconEast Limited

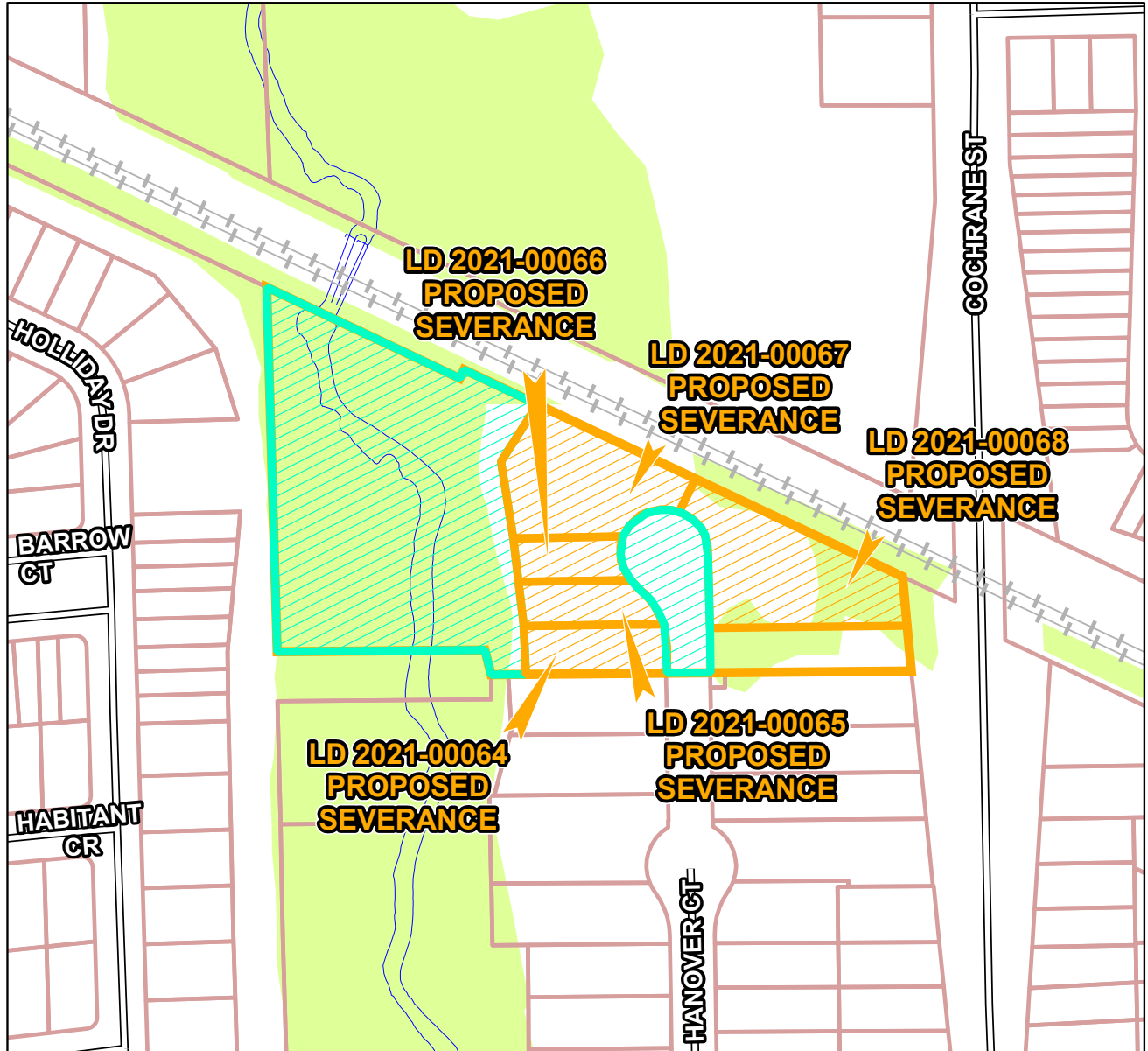
Location: Lot 29, Con. 2

Town of Whitby

Consent to sever a vacant 0.330 HA residential parcel of land, retaining a 0.149 HA residential parcel of land for future development.

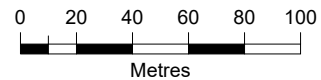


Land Division Applications: LD 2021-00064 to LD 2021-00068  
Nature of Application: Proposed Severances of Land  
Municipality: Town of Whitby  
Address: 0 Cochrane Street



Legend

- |              |                             |
|--------------|-----------------------------|
| Subject Land | Retained Land               |
| Parcel       | Road                        |
| Vegetation   | Creek                       |
| Railway      | Dedicated to Town of Whitby |



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18. LD-2021-00069

Owner: Holland Homes Inc.

Agent: Katrina Metzner

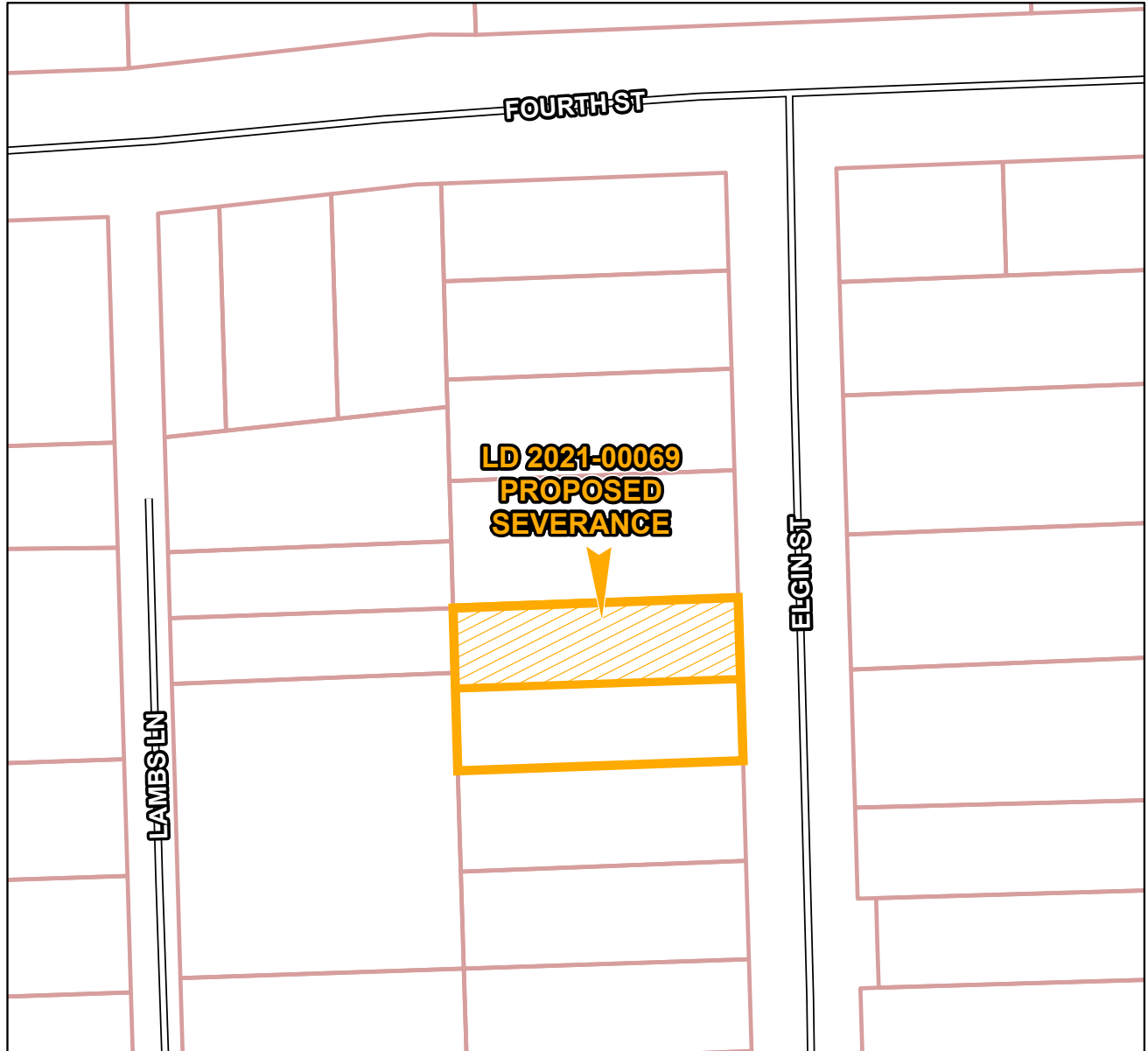
Location: Lot 12, Con. 2

Municipality of Clarington

Consent to sever a vacant 432 m<sup>2</sup> residential parcel of land, retaining a vacant 432 m<sup>2</sup> residential parcel of land for future development.

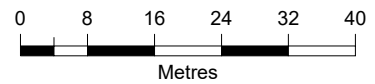


Land Division Application: LD 2021-00069  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 132A Elgin Street, Bowmanville



Legend

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



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19. LD-2021-00070

Owner: Munir Nadeem Anjam

Agent: NIA Architects Inc.

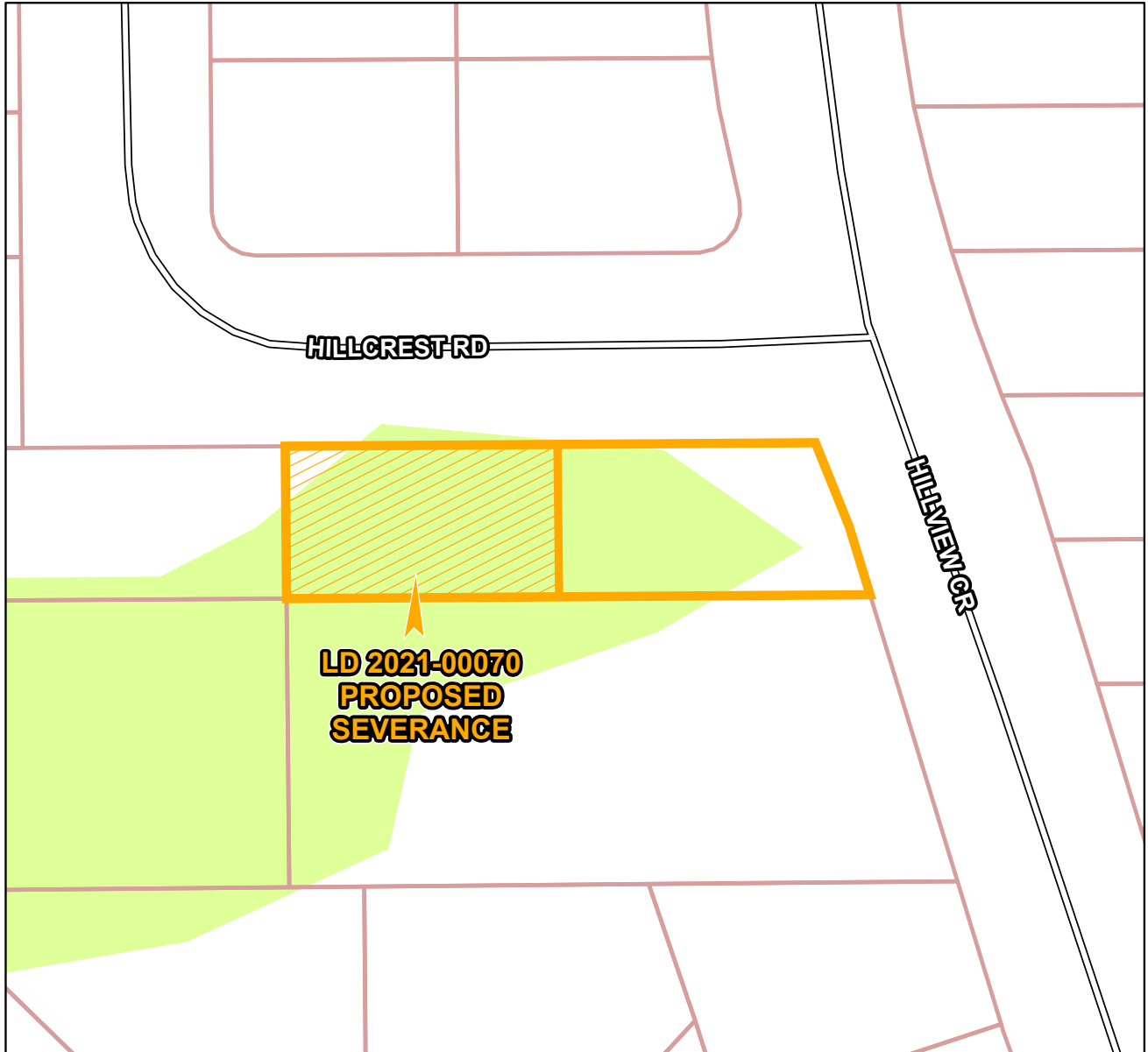
Location: Lot 27, Rang 3

City of Pickering


Consent to sever a 465.45 m<sup>2</sup> residential parcel of land, retaining a 506 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

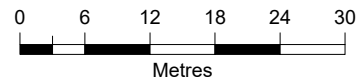


Land Division Application: LD 2021-00070  
Nature of Application: Proposed Severance of Land  
Municipality: Pickering  
Address: 700 Hillview Crescent



Legend

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



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20. LD-2021-00071

Owner: 2481414 Ontario Inc.

Agent: 2481414 Ontario Inc.

Location: Lot 5, BFC

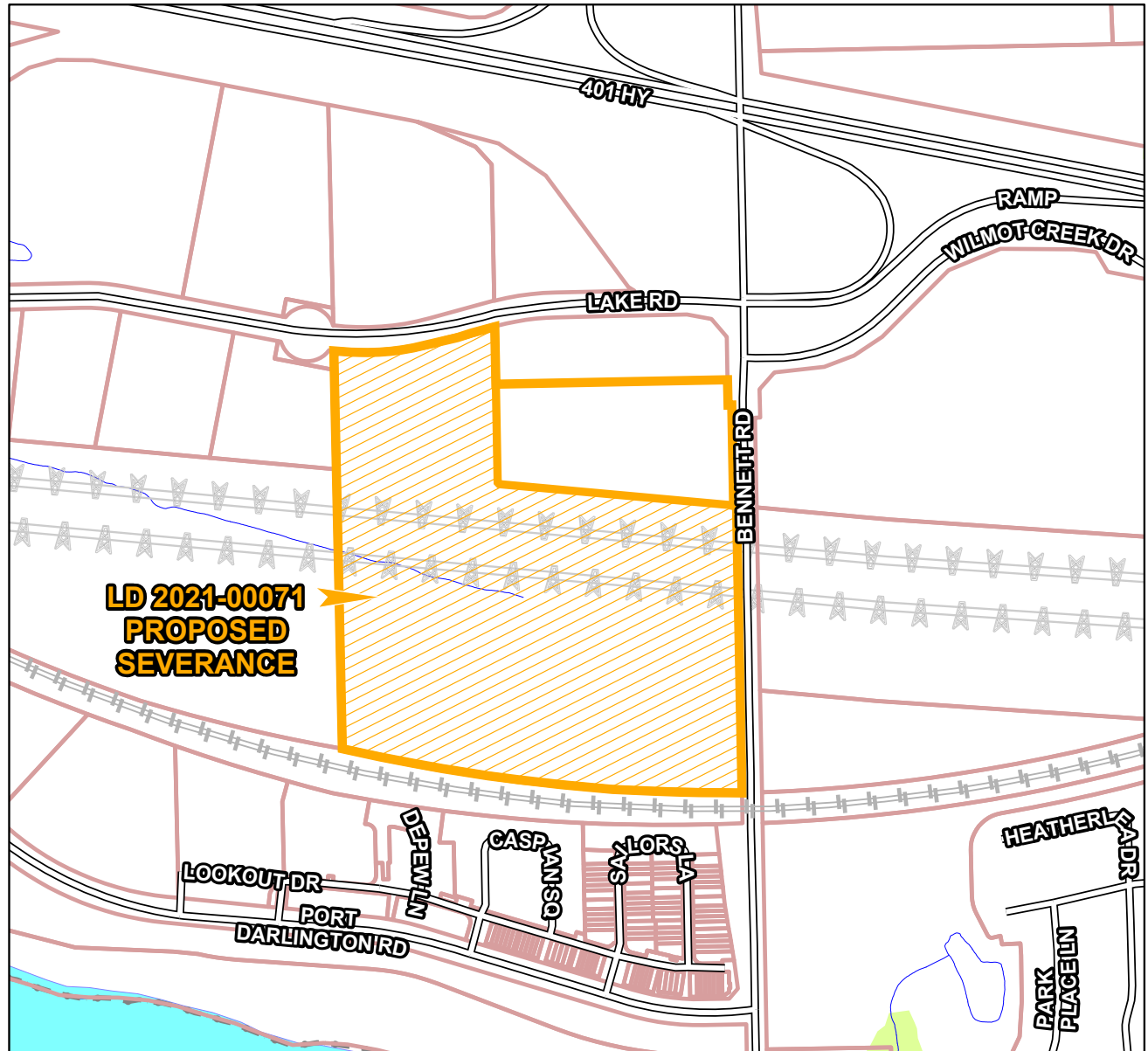
Municipality of Clarington

Consent to sever a vacant 18.25 HA industrial land, retaining a 2.68 HA of industrial land with existing structures to remain.

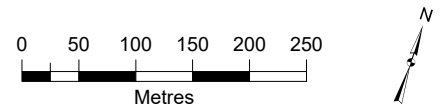




Land Division Application: LD 2021-00071  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Addresses: 314 and 318 Bennett Road



- Legend**
- Subject Land
  - Retained Land
  - Parcel
  - Road
  - Vegetation
  - Lake/Pond/River
  - Creek
  - Hydro Line
  - Railway



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**6. Date of Next Meeting: February 7, 2022**

**7. Adjournment**