



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, February 7, 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 January 10, 2022.

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

File

1. LD 007/2016

Tabled: January 13, 2020

Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi Agent:

The Biglieri Group Ltd.

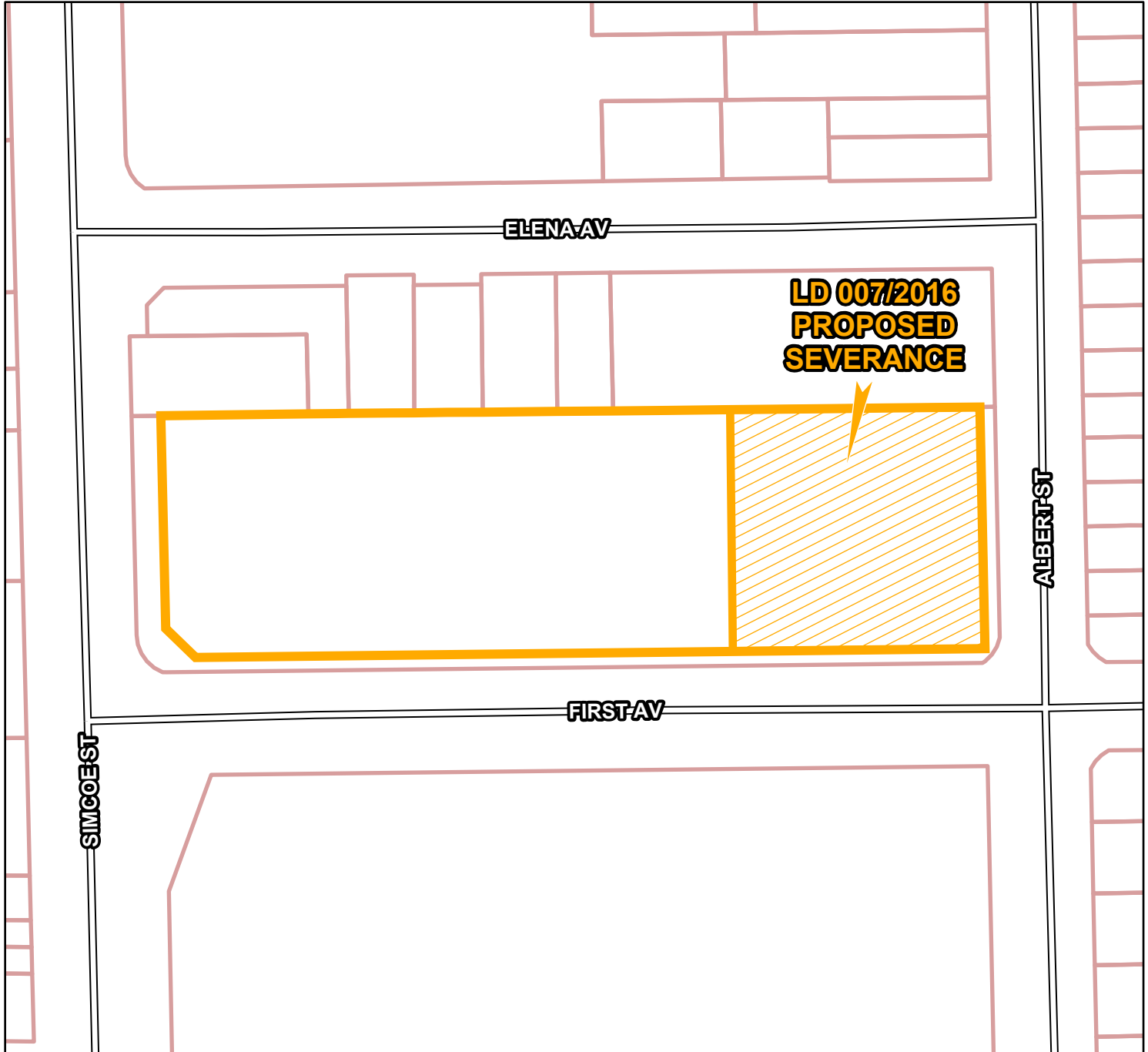
Location: Lot:10, Concession:1

City of Oshawa

Consent to sever a 1,882.86 m2 vacant residential parcel of land, retaining a 3,887.4 m2 residential parcel of land with an existing building.

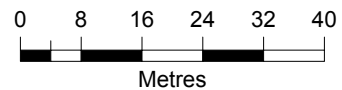


Land Division Application: LD 007/2016
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 505 Simcoe Street South



Legend

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



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2. LD-2021-00036

Tabled: November 1, 2021

Owner: Ketharagowri Sasikumar

Agent: Ken Hoy

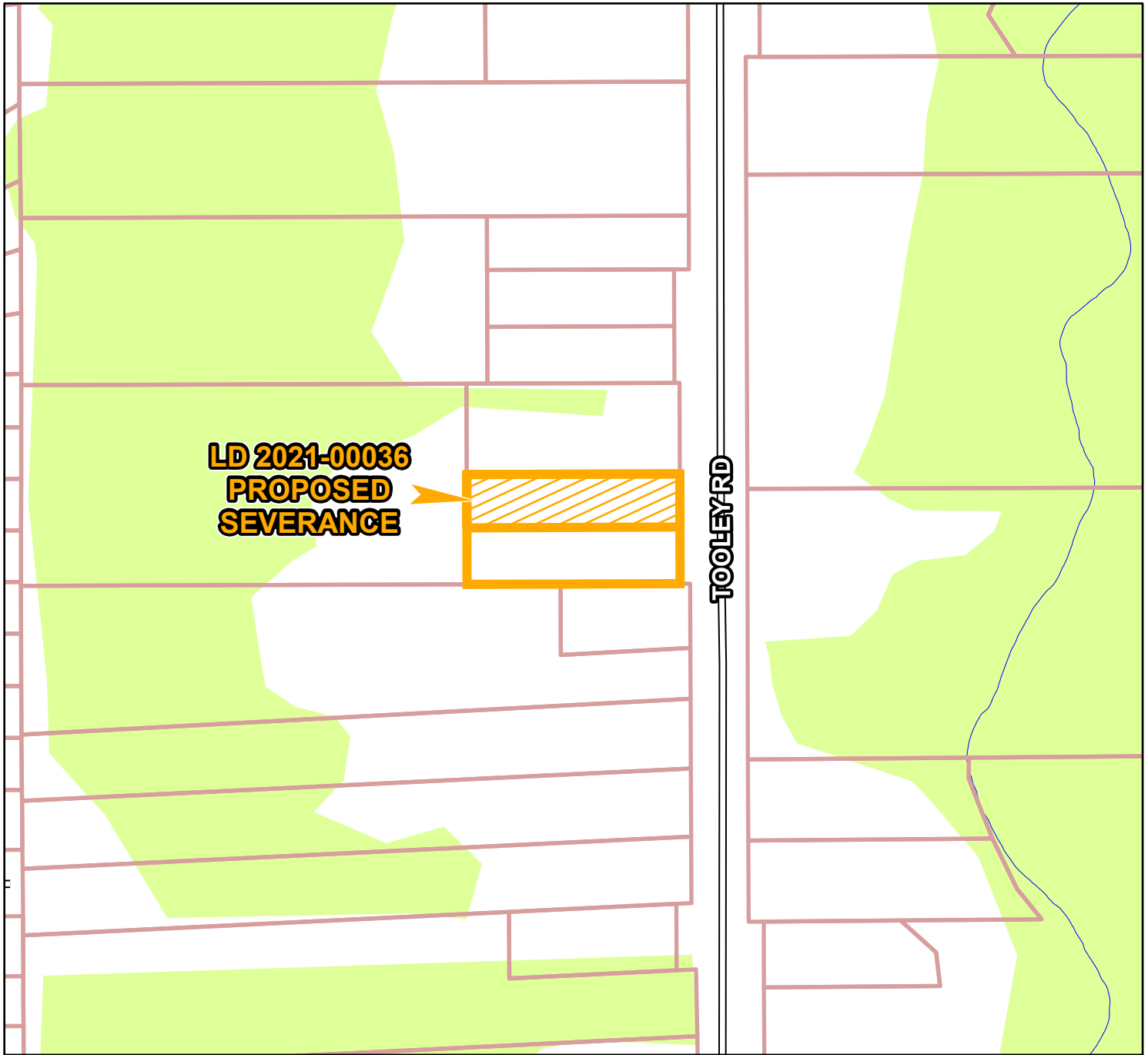
Location: Part Lot 33, Concession 3

Municipality of Clarington




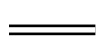
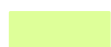

Consent to sever a 1,024 m² residential parcel of land, retaining a 1,089 m² residential parcel of land with an existing dwelling to be demolished.

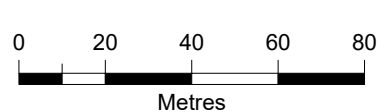


Land Division Application: LD 2021-00036
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 3238 Tooley Road, Clarington



Legend

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



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3. LD-2021-00056

Owner: Duke Cheung

Agent: Candevcon Limited

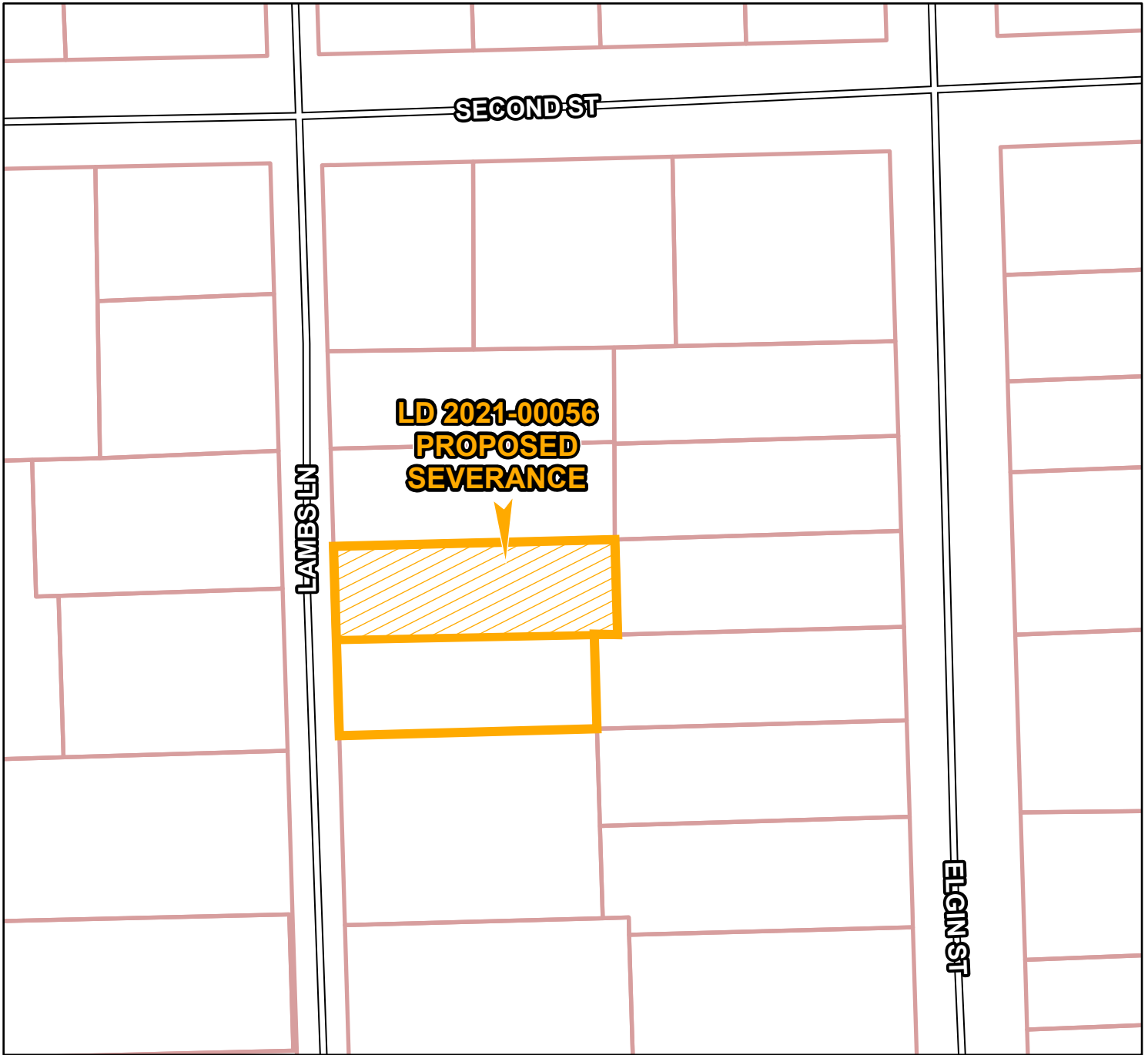
Location: Lot 12, Concession 2

Municipality of Clarington

Consent to sever a vacant 491.98 m² residential parcel of land, retaining a 451.09 m² vacant residential parcel of land.

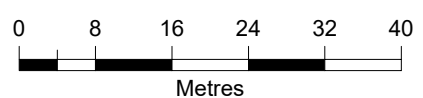


Land Division Application: LD 2021-00056
 Nature of Application: Proposed Severance of Land
 Municipality: Clarington
 Address: 29 Lambs Lane, Bowmanville



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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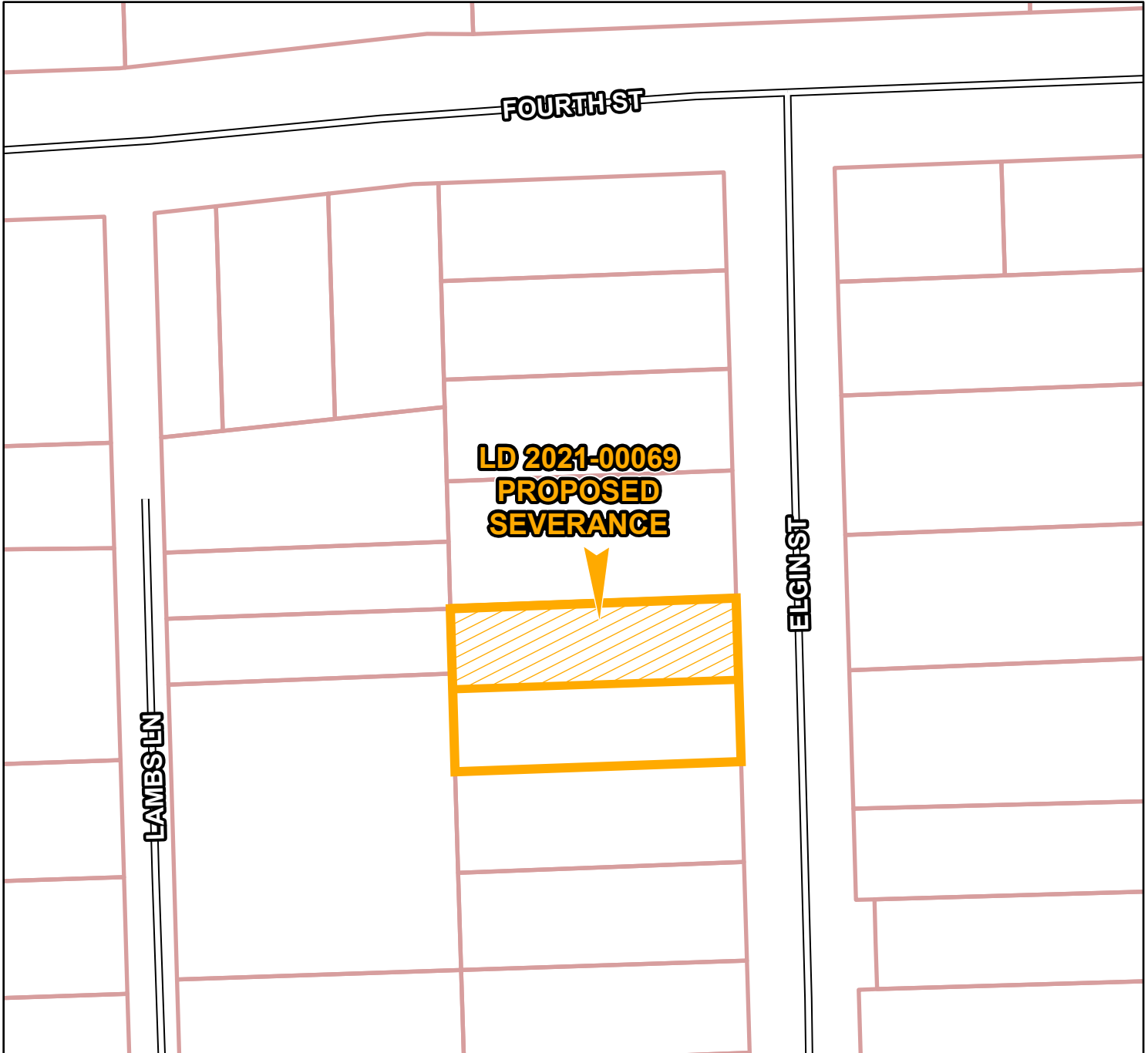
4. LD-2021-00069

Owner: Holland Homes Inc.
Agent: D.G Biddle & Associates
Location: Lot 12, Con. 2
Municipality of Clarington

Consent to sever a vacant 432 m2 residential parcel of land, retaining a vacant 432 m2 residential parcel of land for future development.

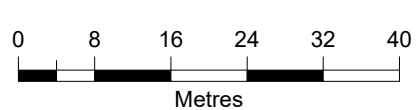


Land Division Application: LD 2021-00069
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 132A Elgin Street, Bowmanville



Legend

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



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5. LD-2021-00070

Owner: Munir Nadeem Anjam Agent:

NIA Architects Inc.

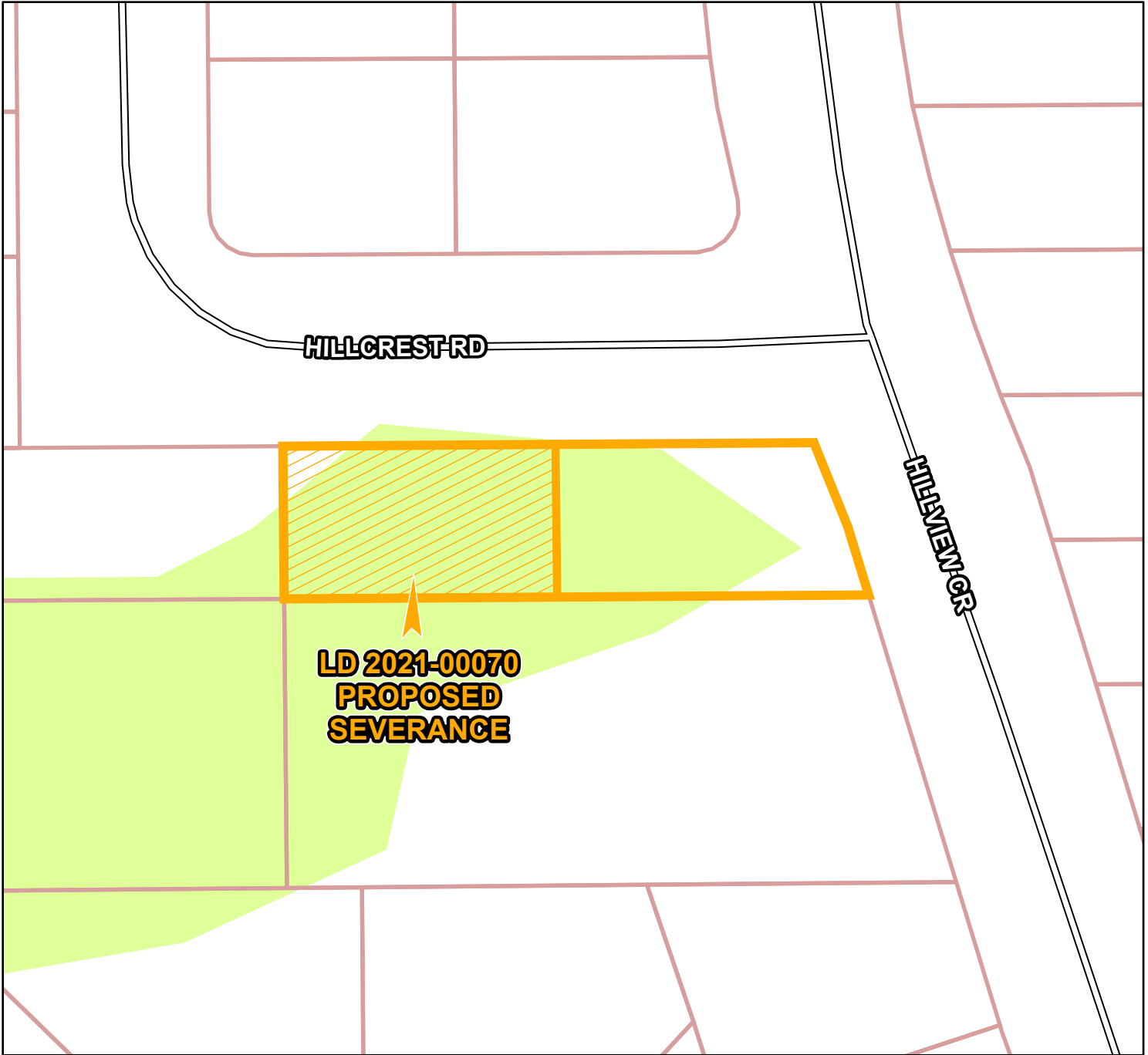
Location: Lot 27, Rang 3

City of Pickering





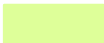
Consent to sever a 465.45 m² residential parcel of land, retaining a 506 m² residential parcel of land with an existing dwelling to be demolished.

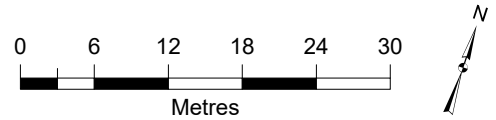


Land Division Application: LD 2021-00070
 Nature of Application: Proposed Severance of Land
 Municipality: Pickering
 Address: 700 Hillview Crescent



Legend

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



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6. LD 132/2016

Tabled: December 7, 2020

Owner: Tooley Mills Developments Inc.

Agent: Clark Consulting Services

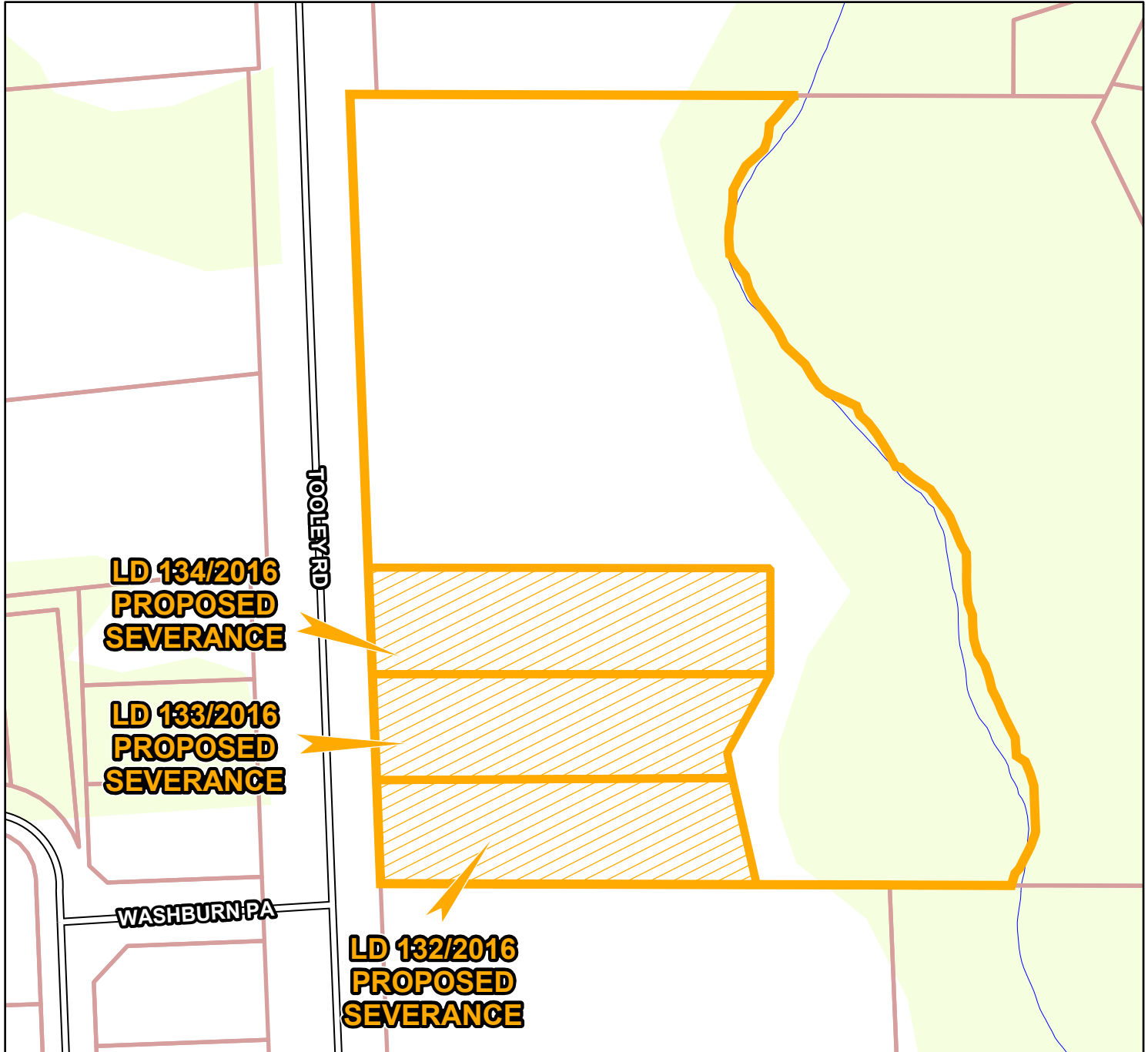
Location: Lot 33, Con. 3

Municipality of Clarington







Consent to sever a 1,130.91 m² vacant residential parcel of land, retaining a 10,737.56 m² residential parcel of land with a dwelling to be demolished.

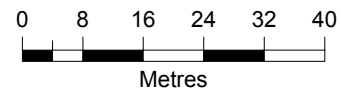


Land Division Applications: LD 132/2016 - 134/2016
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3131 Tooley Road, Courtice



Legend

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



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7. LD 133/2016

Tabled: December 7, 2020

Owner: Tooley Mills Developments Inc.

Agent: Clark Consulting Services

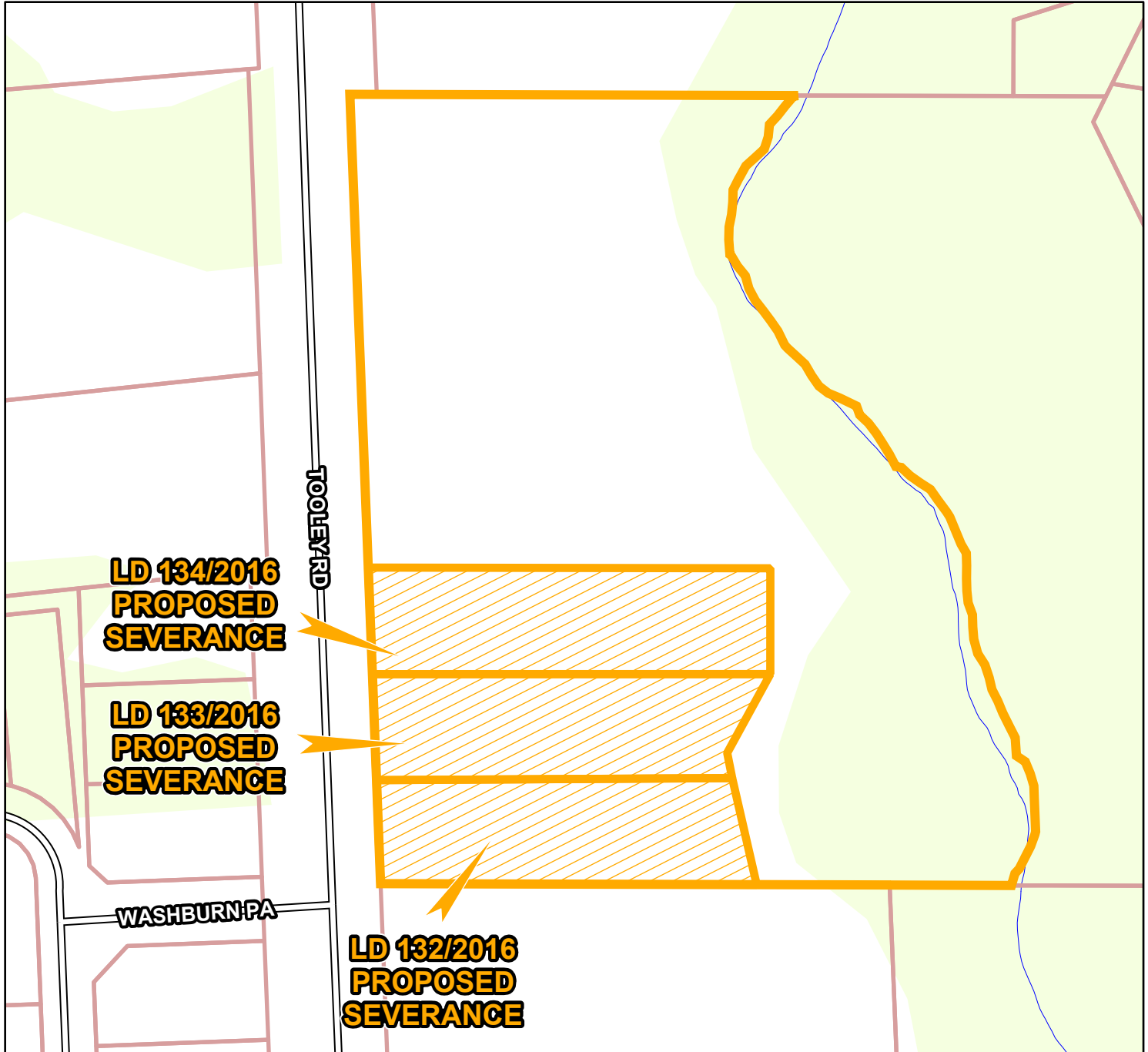
Location: Lot 33, Con. 3

Municipality of Clarington







Consent to sever a 1,137.83 m² vacant residential parcel of land, retaining a 10,730.64 m² residential parcel of land with an existing dwelling to be demolished.

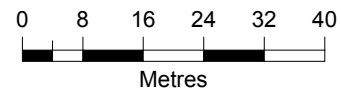


Land Division Applications: LD 132/2016 - 134/2016
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3131 Tooley Road, Courtice



Legend

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



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8. LD 134/2016

Tabled: December 7, 2020

Owner: Tooley Mills Developments Inc.

Agent: Clark Consulting Services

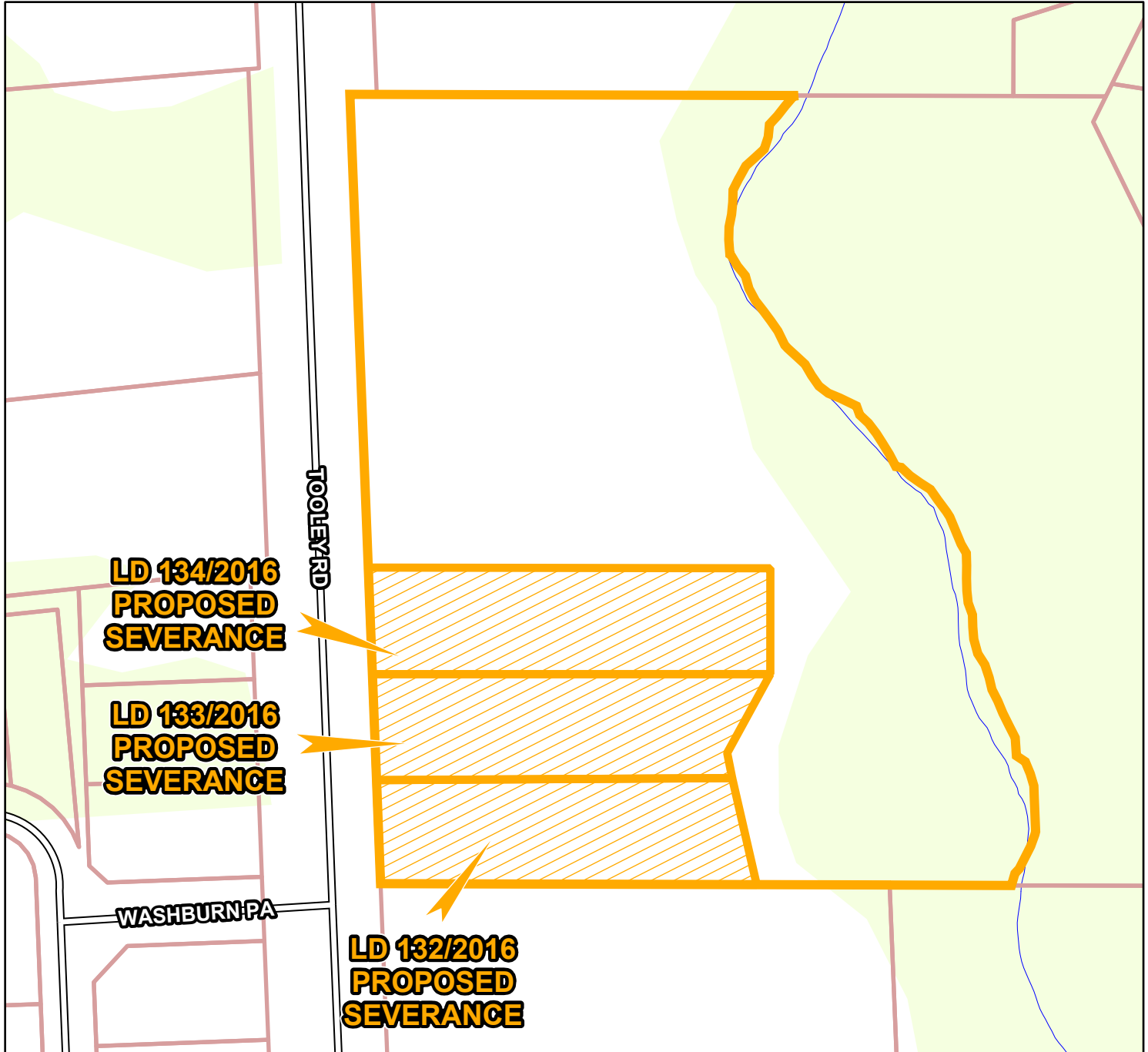
Location: Lot 33, Con. 3

Municipality of Clarington







Consent to sever a 1,237.73 m² vacant residential parcel of land, retaining a 10,630.74 m² residential parcel of land with an existing dwelling to be demolished.

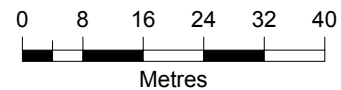


Land Division Applications: LD 132/2016 - 134/2016
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3131 Tooley Road, Courtice



Legend

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



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9. LD 072/2021

Owner: Manorville Homes Ltd. Agent:
Stephen Shine
Location: Lot 76 & 77, PL H50045
Town of Whitby





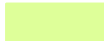
Consent to sever a 533.32 m² residential parcel of land, retaining a 533.32 m² residential parcel of land with existing structure to be demolished.

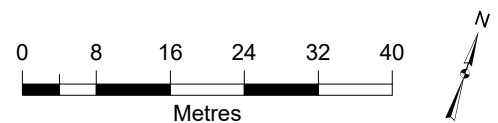


Land Division Application: LD 072/2021
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 917 Dundas Street West



Legend

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



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10. LD 073/2021

Owner: Navdeep Grewal Navtaj
Grewal

Agent: Karandeep Sekhon

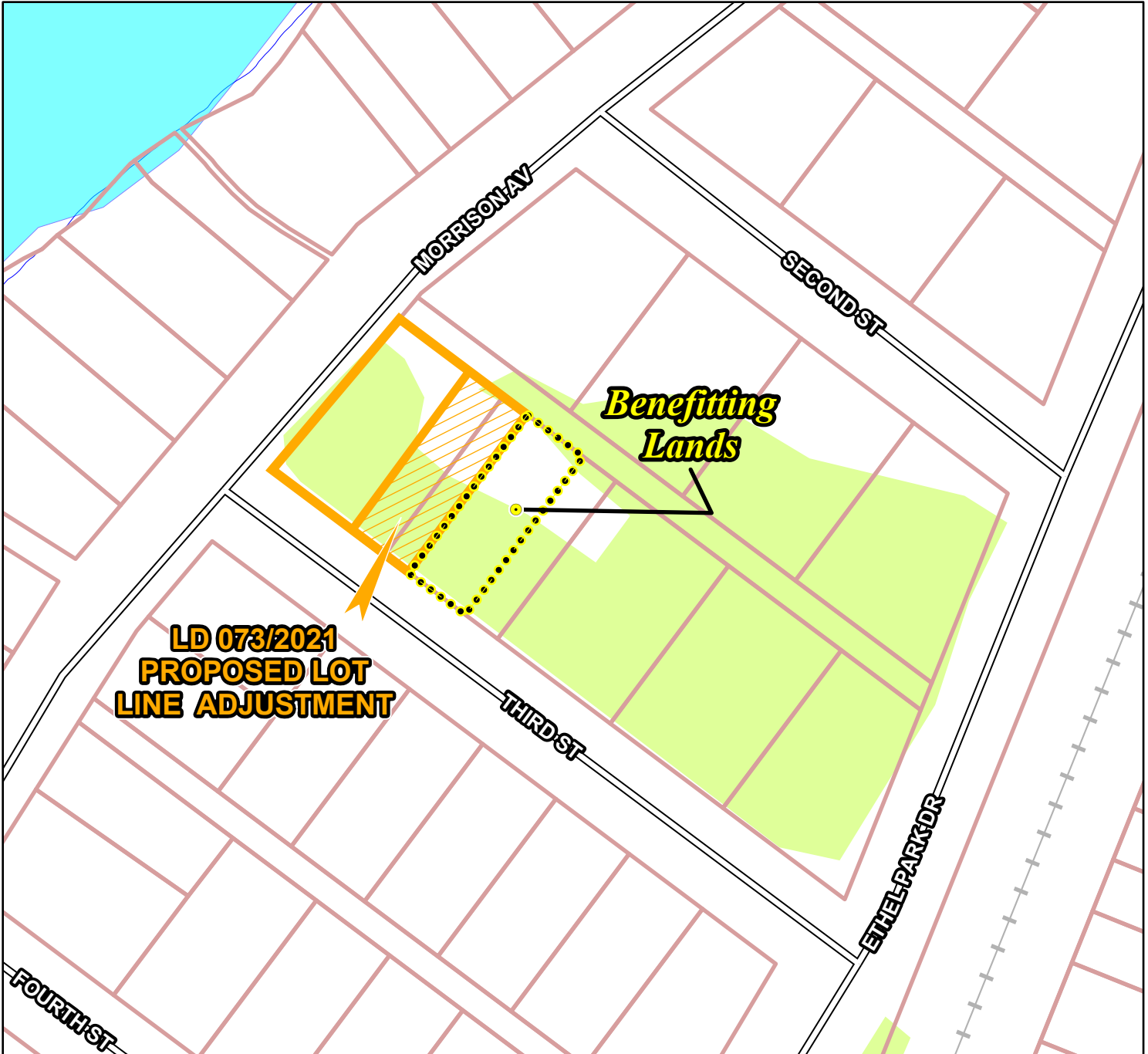
Location: Lot 14, Conc. 6

Township of Brock




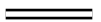
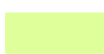


Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1,300.6 m² residential parcel of land for future development.

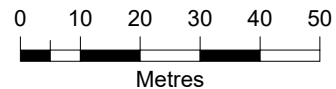


Land Division Application: LD 073/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Township of Brock
 Address: Third Street, Beaverton



Legend

- | | | | |
|---|-----------------|---|------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel |  | Road |
|  | Vegetation |  | Benefiting Lands |
|  | Lake/Pond/River | | |



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11. LD 074/2021

Owner: Karandeep Sekhon

Agent: Karandeep Sekhon

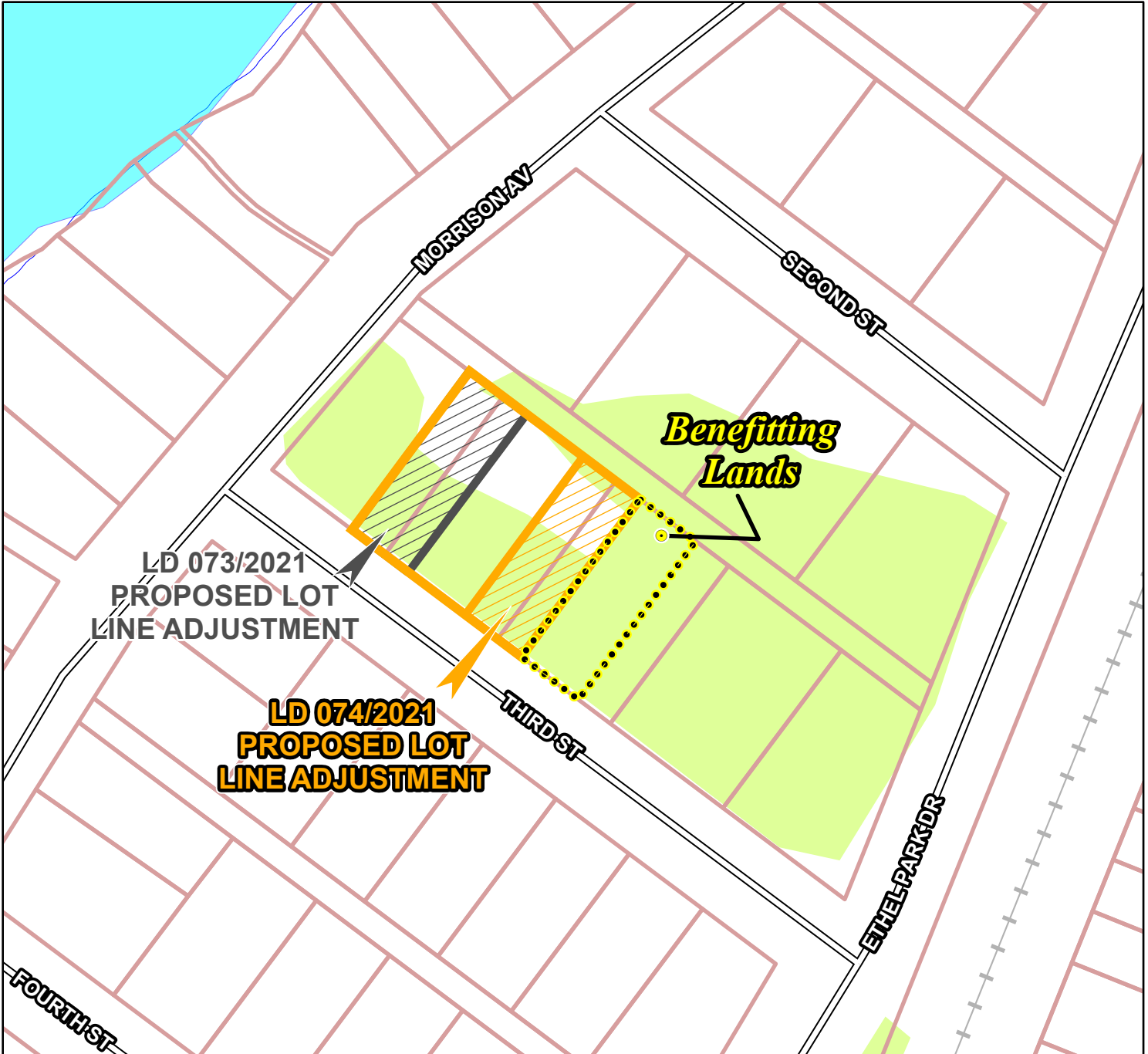
Location: Lot 14, Con. 6

Township of Brock





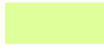



Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1,300.6 m² residential parcel of land for future development.

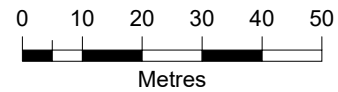


Land Division Application: LD 074/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Township of Brock
 Address: Third Street, Beaverton



Legend

- | | | | |
|---|-----------------|---|------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel |  | Road |
|  | Vegetation |  | Benefiting Lands |
|  | Lake/Pond/River |  | LD073/2021 |



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12. LD 075/2021

Owner: Karandeep Sekhon

Navdeep Grewal

Navtaj Grewal

Agent: Karandeep Sekhon

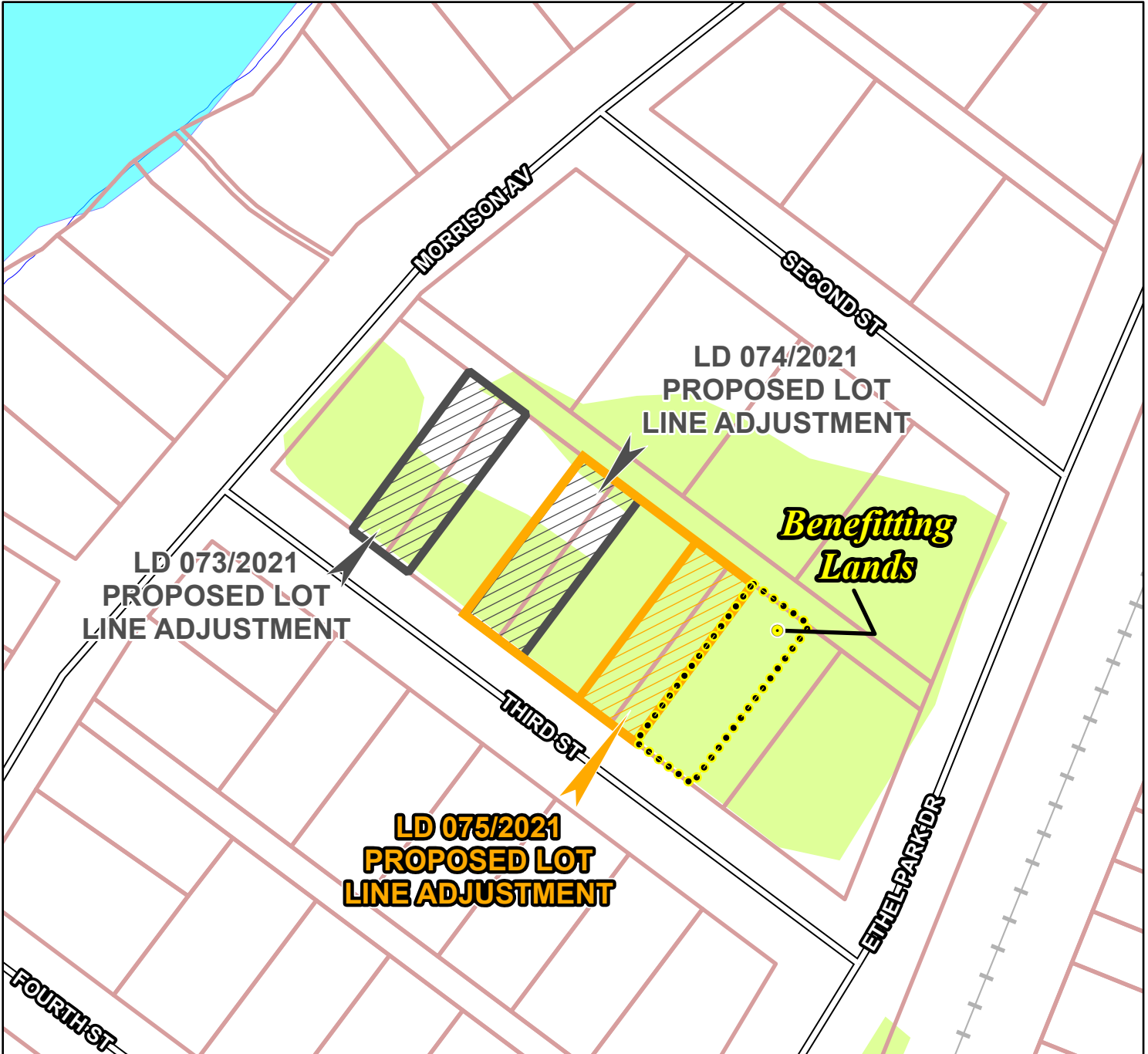
Location: Lot 14, Con. 6

Township of Brock





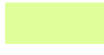



Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1300.6 m² residential parcel of land for future development.

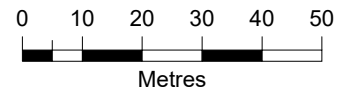


Land Division Application: LD 075/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Township of Brock
 Address: Third Street, Beaverton



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation |  Benefiting Lands |
|  Lake/Pond/River |  LD073/2021 - LD074/2021 |



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13. LD 076/2021

Owner: Navdeep Grewal Navtaj
Grewal

Agent: Karandeep Sekhon

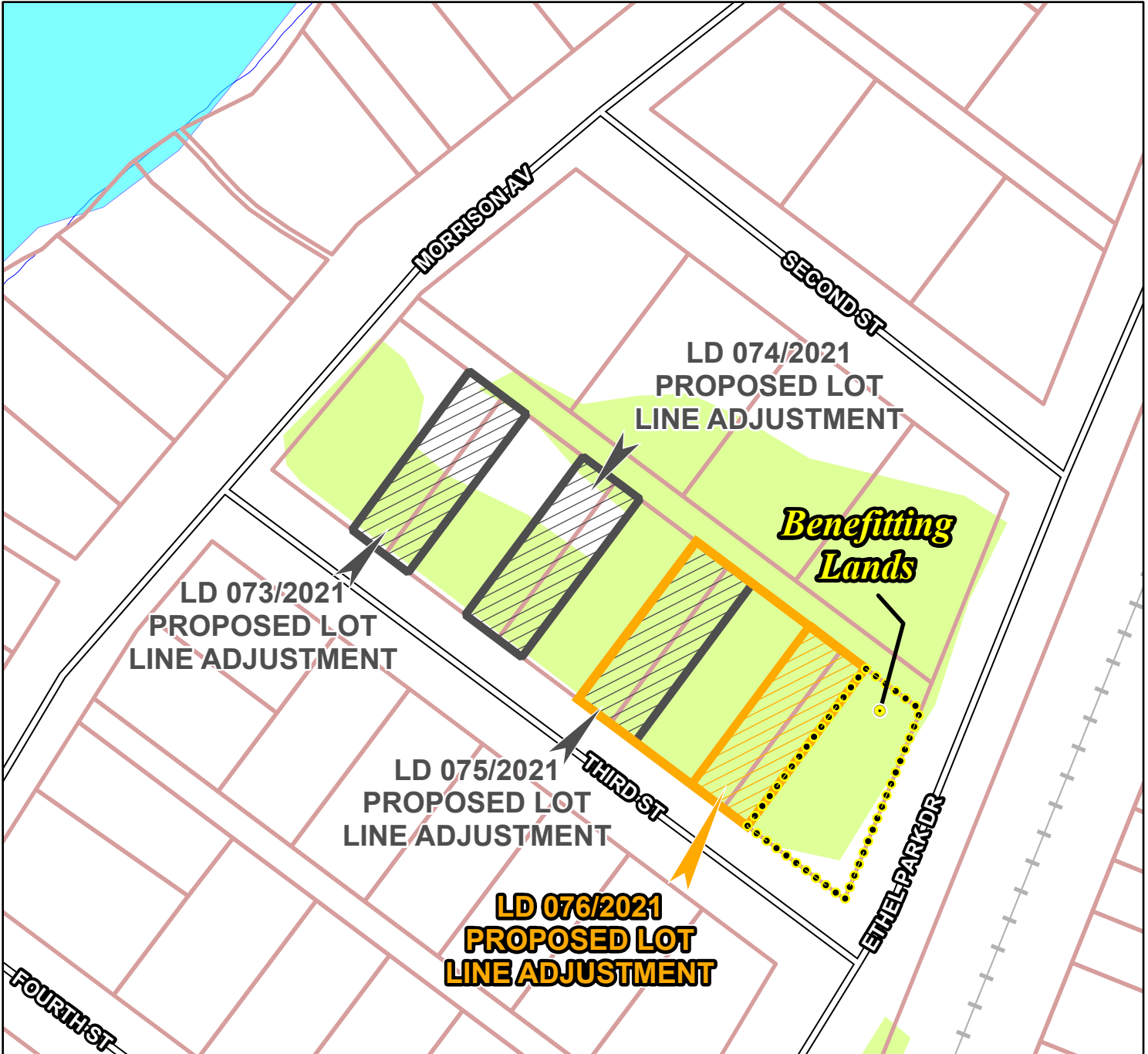
Location: Lot 14, Conc. 6

Township of Brock





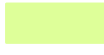
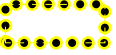


Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1,300.6 m² residential parcel of land for future development.

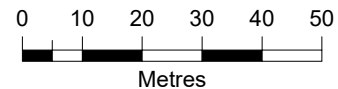


Land Division Application: LD 076/2021
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Township of Brock
 Address: Third Street, Beaverton



Legend

- | | | | |
|---|-----------------|---|-------------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel |  | Road |
|  | Vegetation |  | Benefitting Lands |
|  | Lake/Pond/River |  | LD073/2021 - LD075/2021 |



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14. LD 077/2021

Owner: Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Lot 14, Conc. 6
Township of Brock

Consent to sever a vacant 650.35 m² residential parcel of land, retaining a 650.35 m² residential parcel of land for future development.

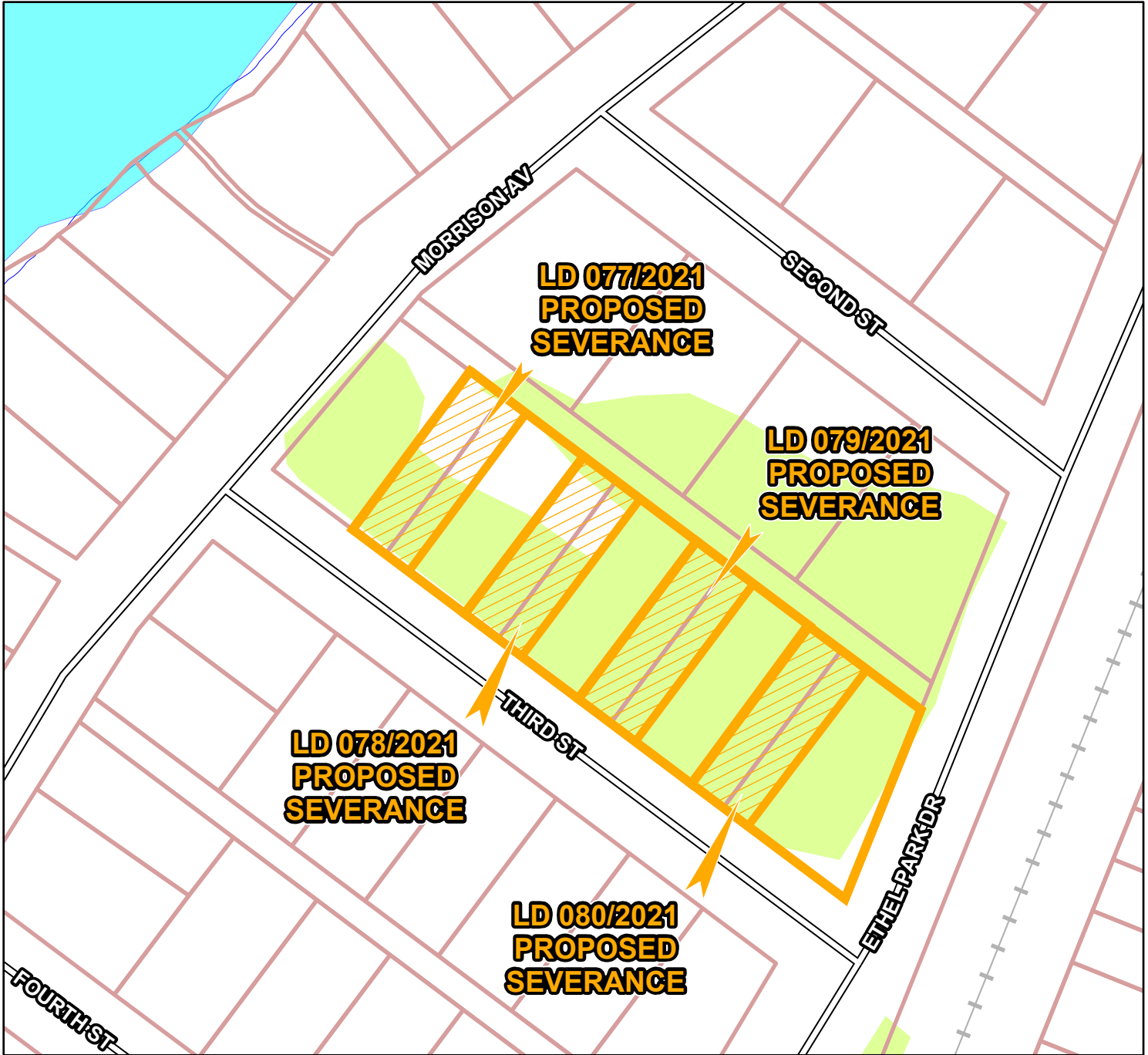


Land Division Applications: LD 077/2021 to LD 080/2021

Nature of Application: Proposed Severance of Land

Municipality: Township of Brock

Address: Third Street, Beaverton



Legend



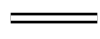
Subject Land



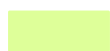
Retained Land



Parcel



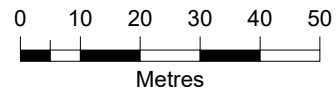
Road



Vegetation



Lake/Pond/River



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15. LD 078/2021

Owner: Karandeep Sekhon

Navdeep Grewal

Navtaj Grewal

Agent: Karandeep Sekhon

Location: Lot 14, Conc. 6

Township of Brock

Consent to sever a vacant 650.35 m² residential parcel of land, retaining a 650.35 m² residential parcel of land for future development.

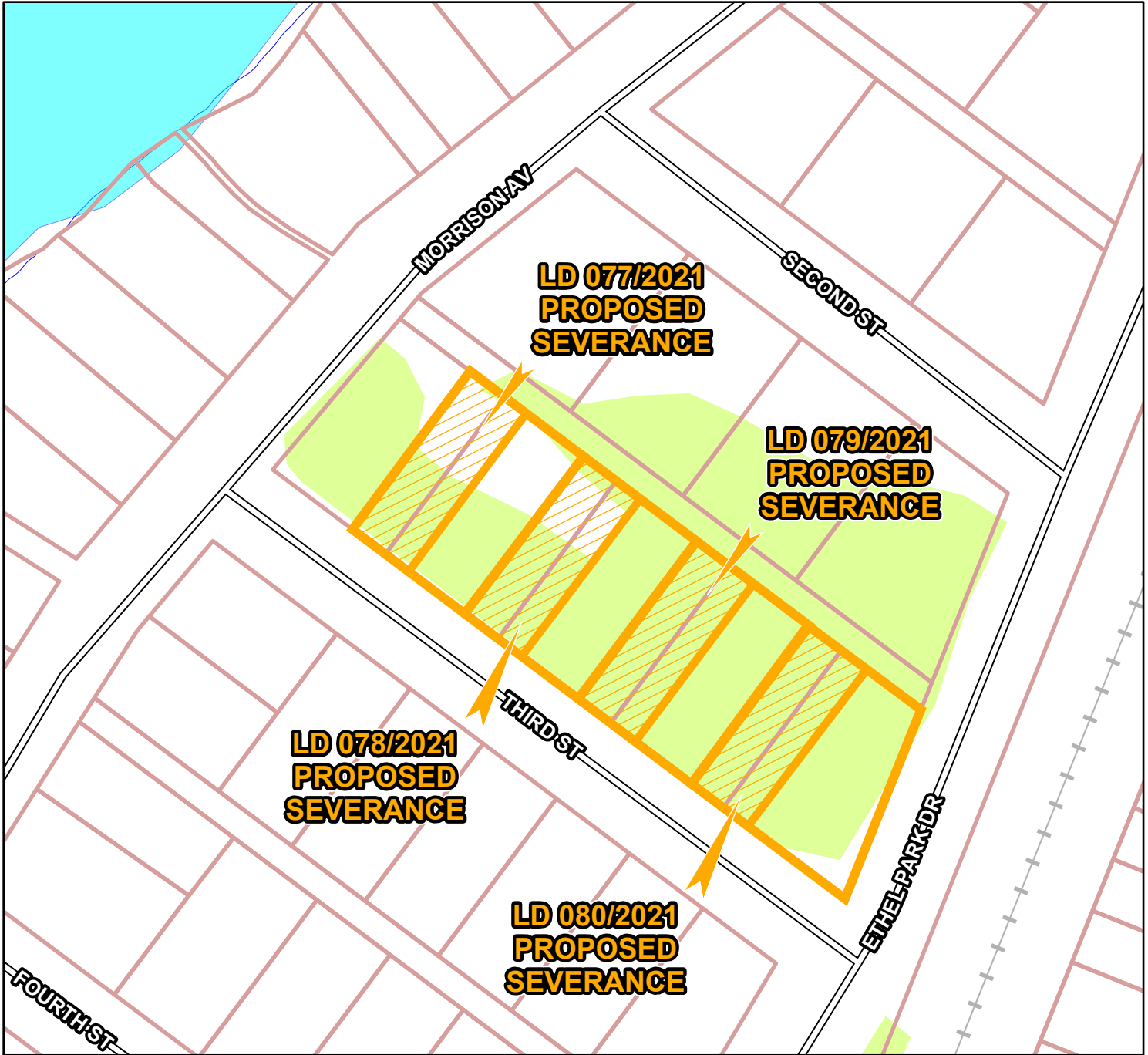


Land Division Applications: LD 077/2021 to LD 080/2021

Nature of Application: Proposed Severance of Land

Municipality: Township of Brock

Address: Third Street, Beaverton



Legend



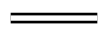
Subject Land



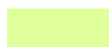
Retained Land



Parcel



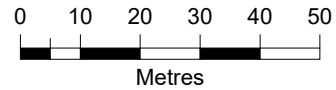
Road



Vegetation



Lake/Pond/River



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16. LD 079/2021

Owner: Navdeep Grewal Navtaj
Grewal

Agent: Karandeep Sekhon

Location: Lot 14, Conc. 6

Township of Brock

Consent to sever a vacant 650.35 m² residential parcel of land, retaining a 650.35 m² residential parcel of land for future development.

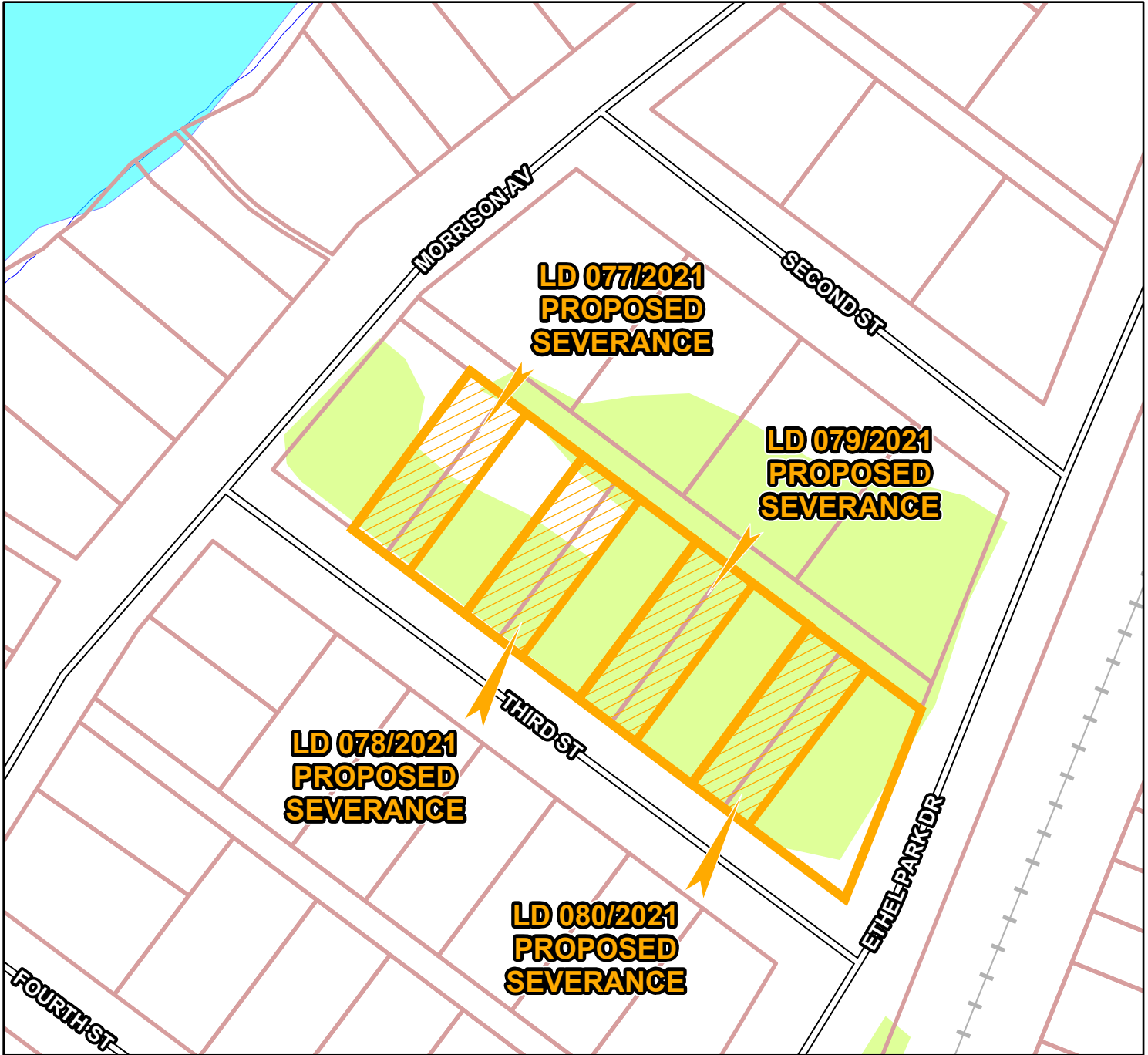


Land Division Applications: LD 077/2021 to LD 080/2021

Nature of Application: Proposed Severance of Land

Municipality: Township of Brock

Address: Third Street, Beaverton



Legend



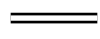
Subject Land



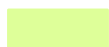
Retained Land



Parcel



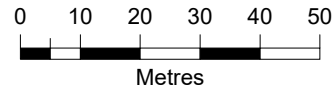
Road



Vegetation



Lake/Pond/River



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17. LD 080/2021

Owner: Karandeep Sekhon

Agent: Karandeep Sekhon

Location: Lot 14, Con 6

Township of Brock

Consent to sever a vacant 650.35 m² residential parcel of land, retaining a 893.6 m² residential parcel of land for future development.

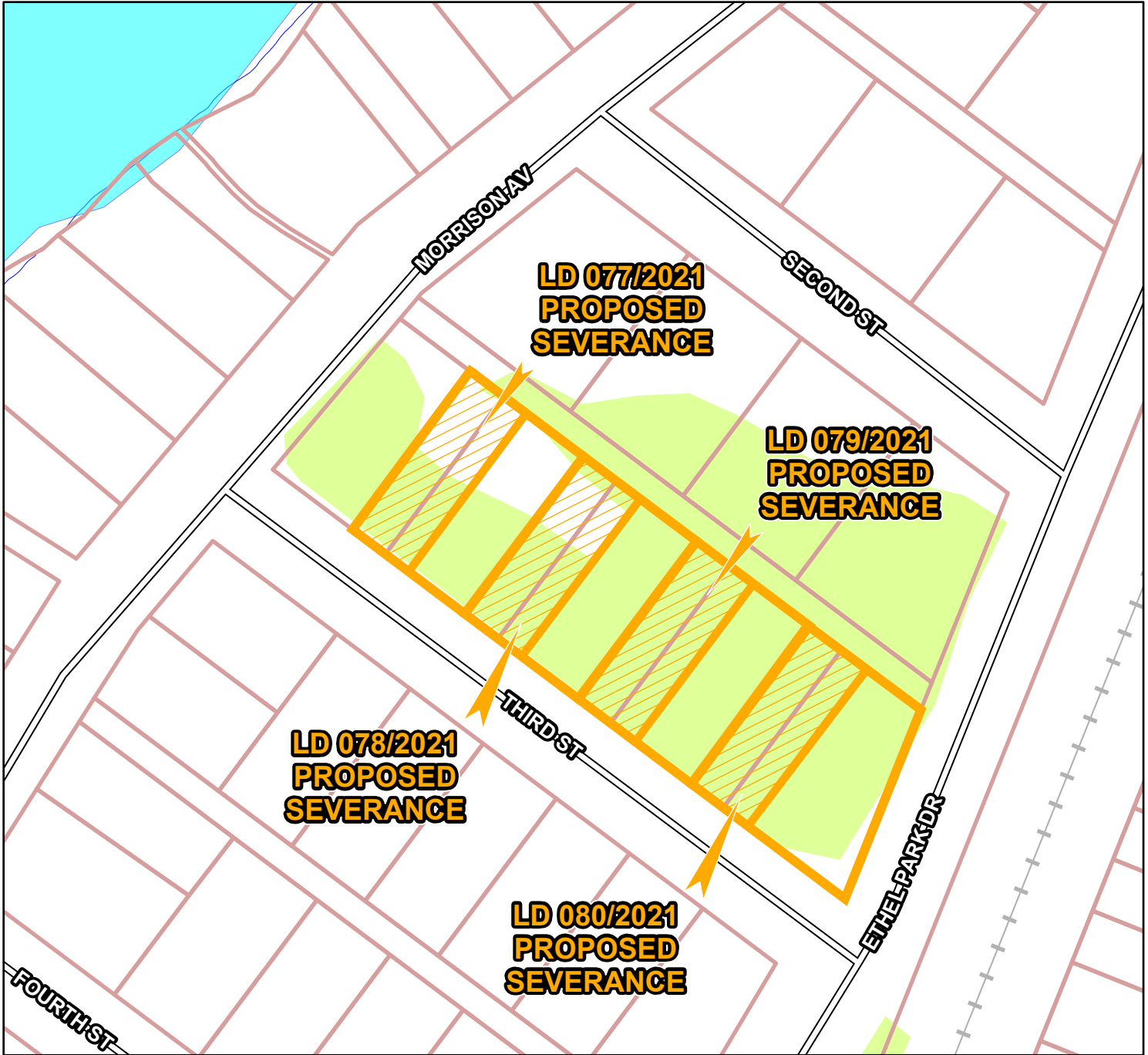


Land Division Applications: LD 077/2021 to LD 080/2021

Nature of Application: Proposed Severance of Land

Municipality: Township of Brock

Address: Third Street, Beaverton



Legend



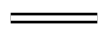
Subject Land



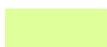
Retained Land



Parcel



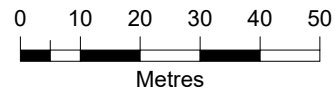
Road



Vegetation



Lake/Pond/River



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18. LD 082/2021

Owner: SGL 2 Ltd.

Agent: Clark Consulting Services

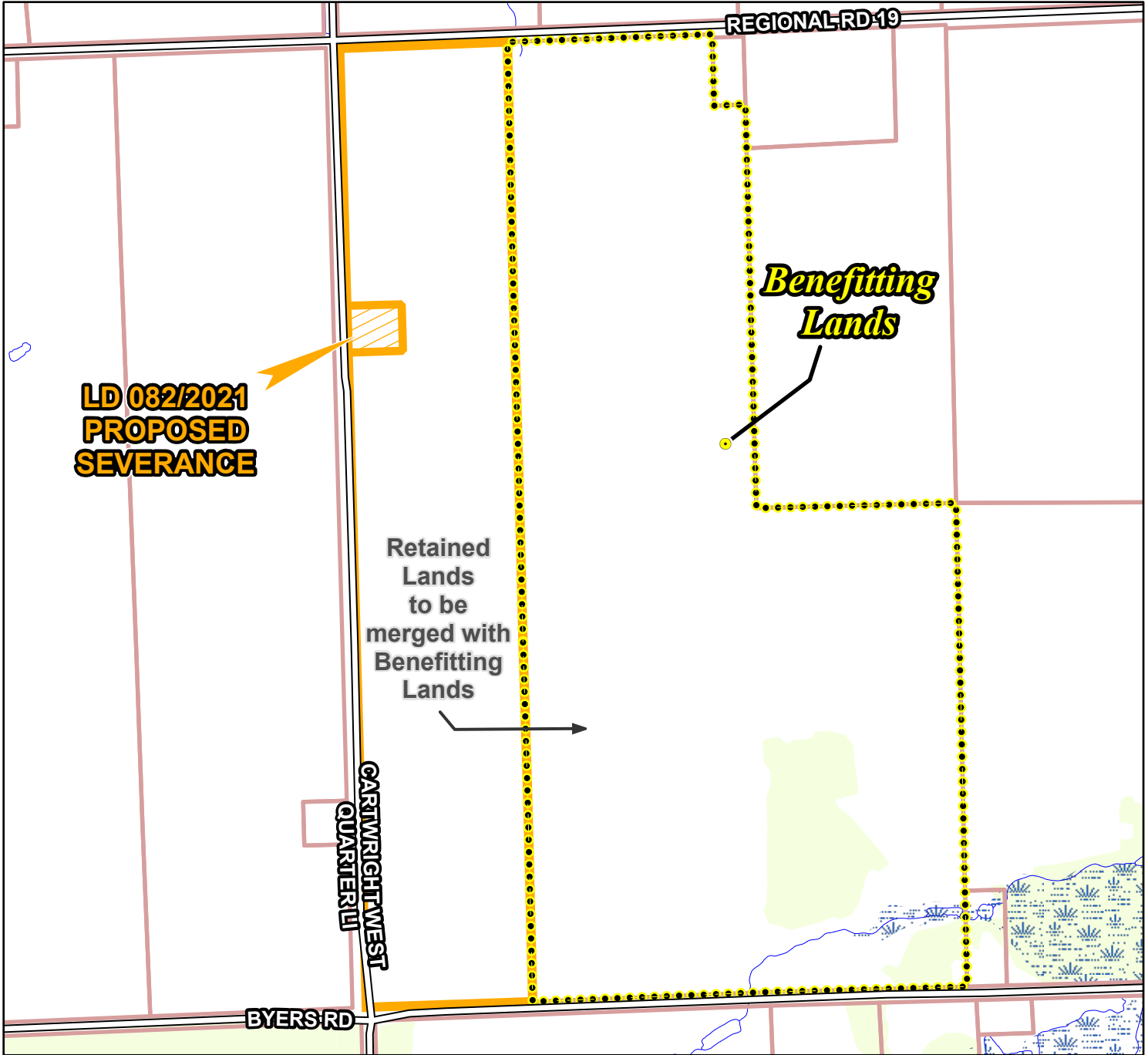
Location: Lot 7, Conc. 2

Township of Scugog

Consent to sever a 0.567 ha agricultural parcel of land with a dwelling to remain, retaining a vacant 34.1 ha parcel of land.



Land Division Application: LD 082/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Scugog
 Address: 11851 Cartwright West Quarter Line, Blackstock




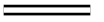
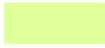
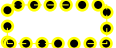



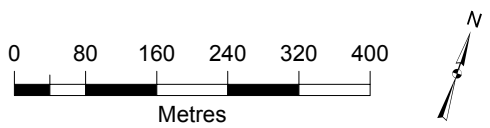
**LD 082/2021
 PROPOSED
 SEVERANCE**

***Benefiting
 Lands***

Retained
 Lands
 to be
 merged with
 Benefiting
 Lands

Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation
-  Benefiting Lands
-  Lake/Pond/River



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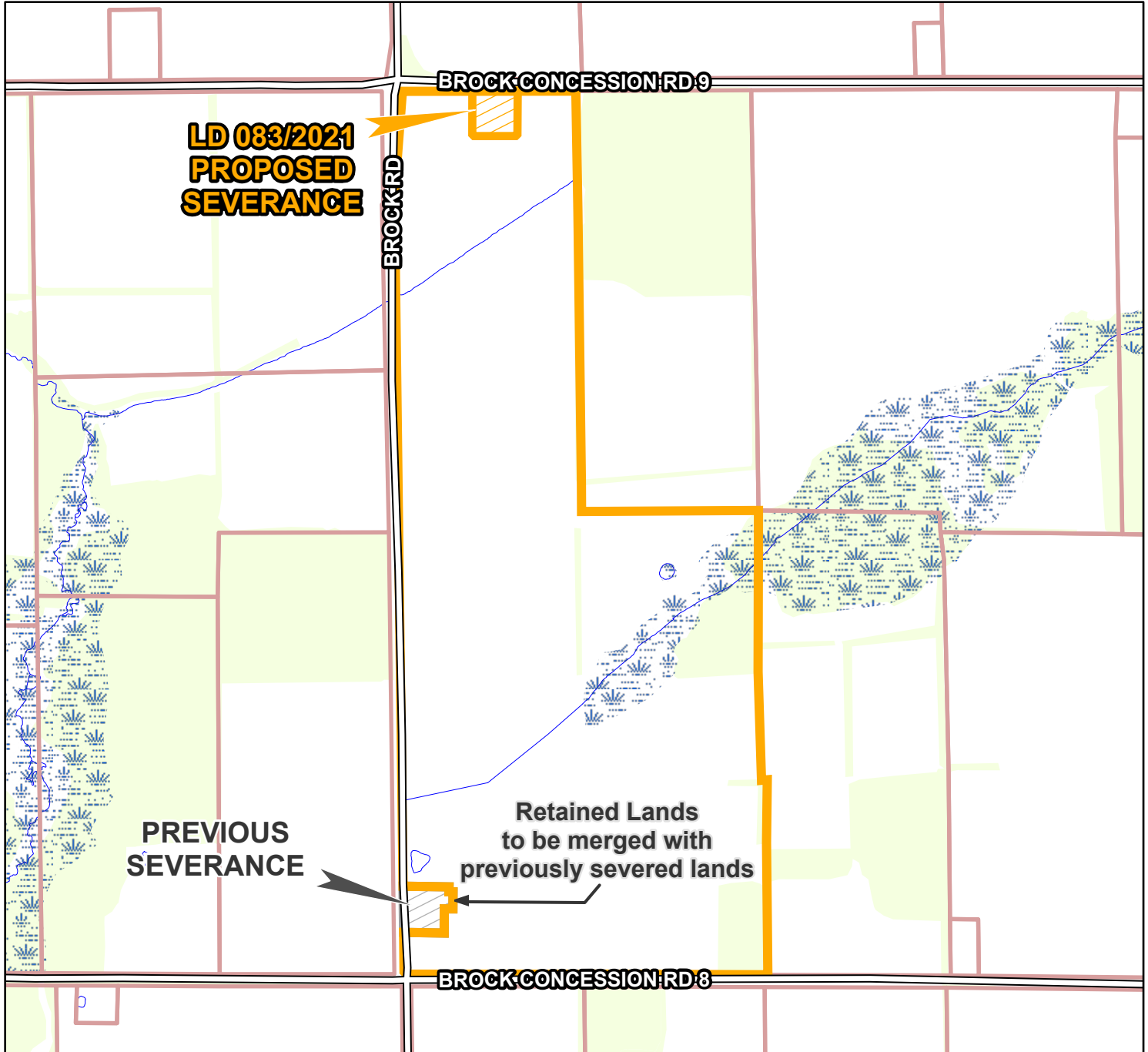
19. LD 083/2021

Owner: Kenneth Miller
 Therese Miller
Agent: Therese Miller
Location: Lot 3, Con. 8
Township of Brock


Consent to sever a 0.551 HA agricultural parcel of land with an existing dwelling to remain, retaining a 64.3 HA agricultural parcel of land.

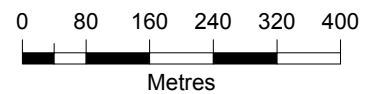


Land Division Application: LD 083/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Brock
 Address: 17055 Brock Road, Sunderland



Legend

- | | | | |
|---|-----------------|---|---------------|
|  | Subject Land |  | Retained Land |
|  | Parcel |  | Road |
|  | Vegetation | | |
|  | Lake/Pond/River | | |



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20. LD 001/2022

Owner: Geoff Ellis

Agent: D.G Biddle & Associates

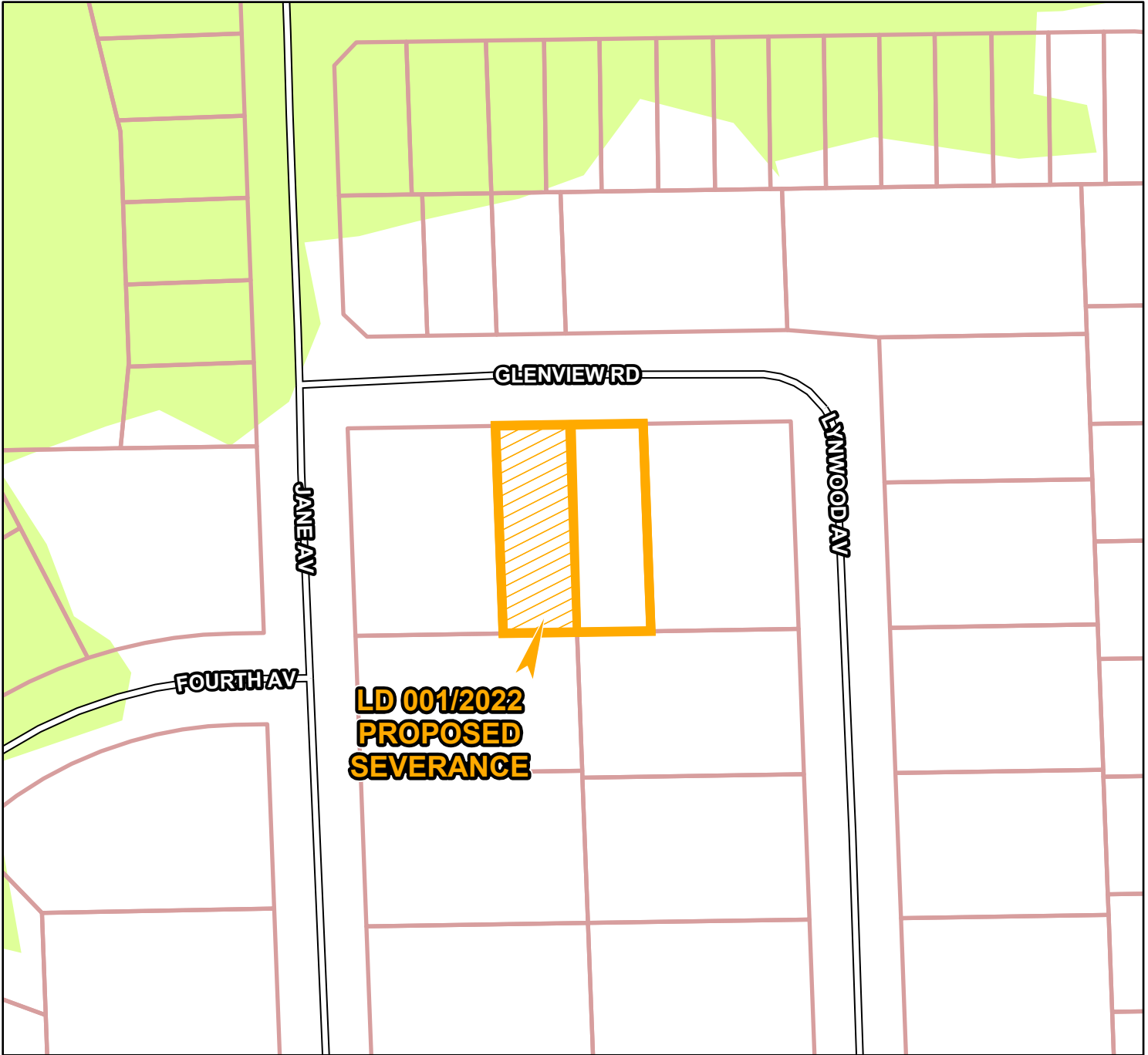
Location: Lot 29, Conc. 3

Municipality of Clarington





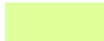
Consent to sever a 743.57 m² residential parcel of land, retaining a 743.43 m² residential parcel of land for future development. The Existing dwelling is to be demolished.

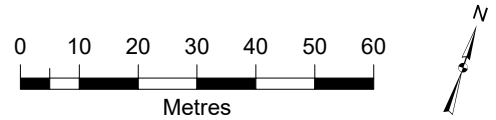


Land Division Application: LD 001/2022
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 7 Glenview Road, Courtice



Legend

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



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21. LD 002/2022

Owner: Firmland (Cedar) Inc. c/o Michael Klugmann

Agent: Humphries Planning Group Inc.

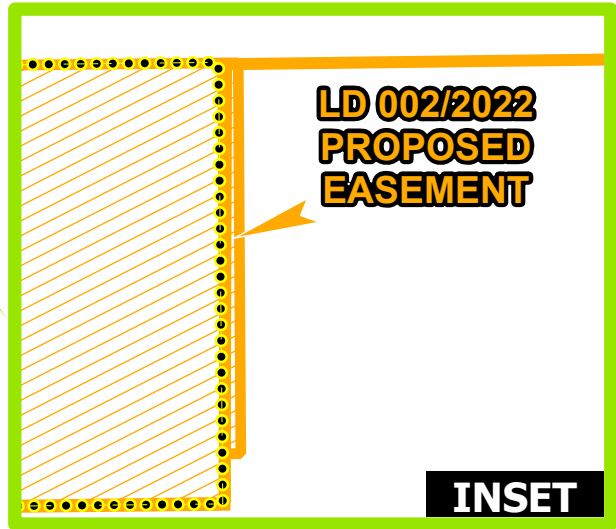
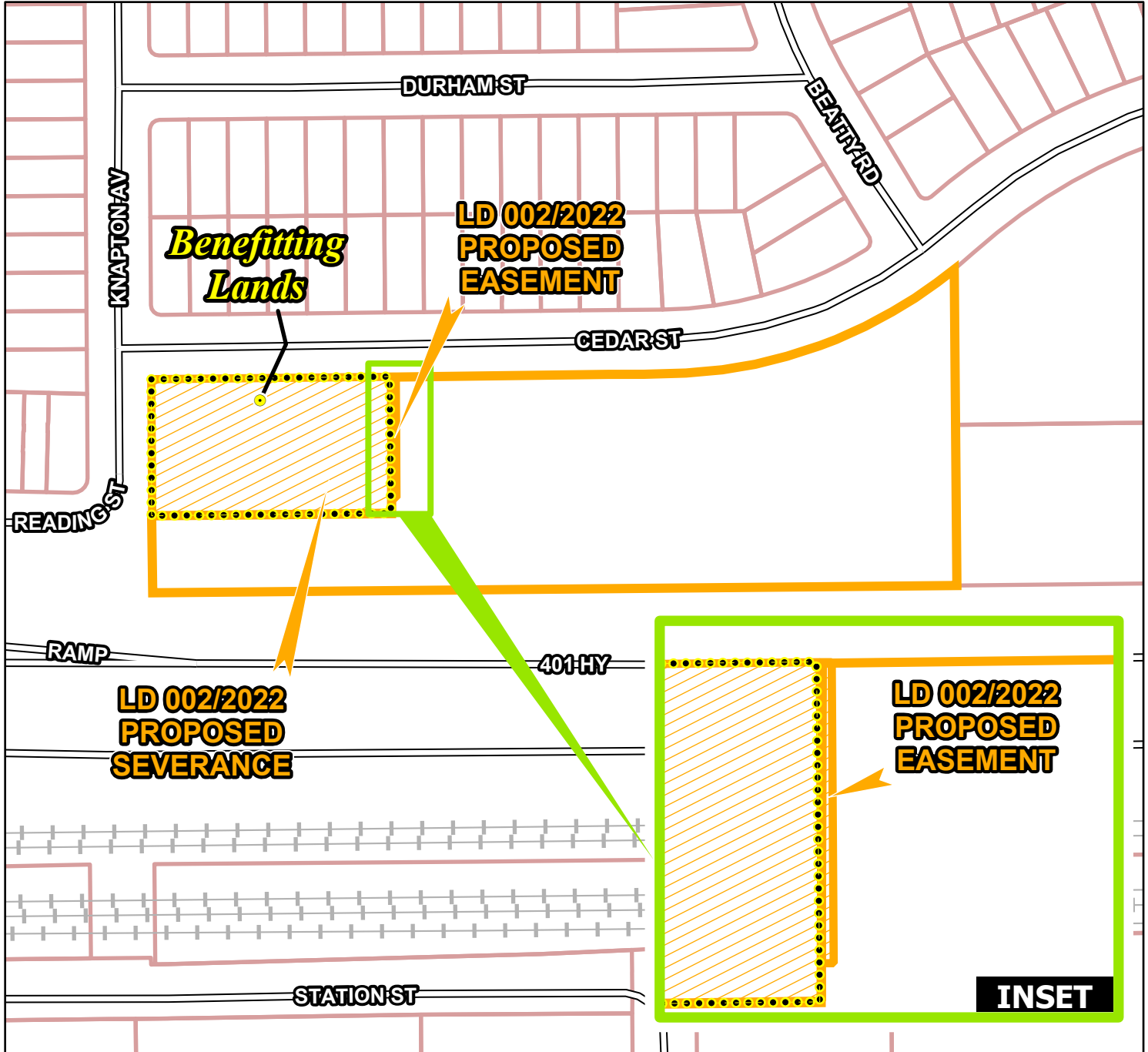
Location: Lot 10, Con. 1

Town of Ajax

Consent to sever a 0.31 HA residential parcel of land, retaining a 1.45 HA residential parcel of land with an existing dwelling to remain. Application includes easement.

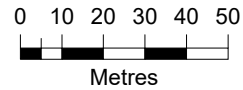


Land Division Application: LD 002/2022
 Nature of Application: Proposed Severance and Easement of Land
 Municipality: Town of Ajax
 Addresses: 3 - 73 Cedar Street



Legend

- Subject Land
- Retained Land
- Parcel
- Road
- Railway
- Benefiting Lands



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22. LD 003/2022

Owner: Firmland (Cedar) Inc. c/o Michael Klugmann

Agent: Humphries Planning Group Inc.

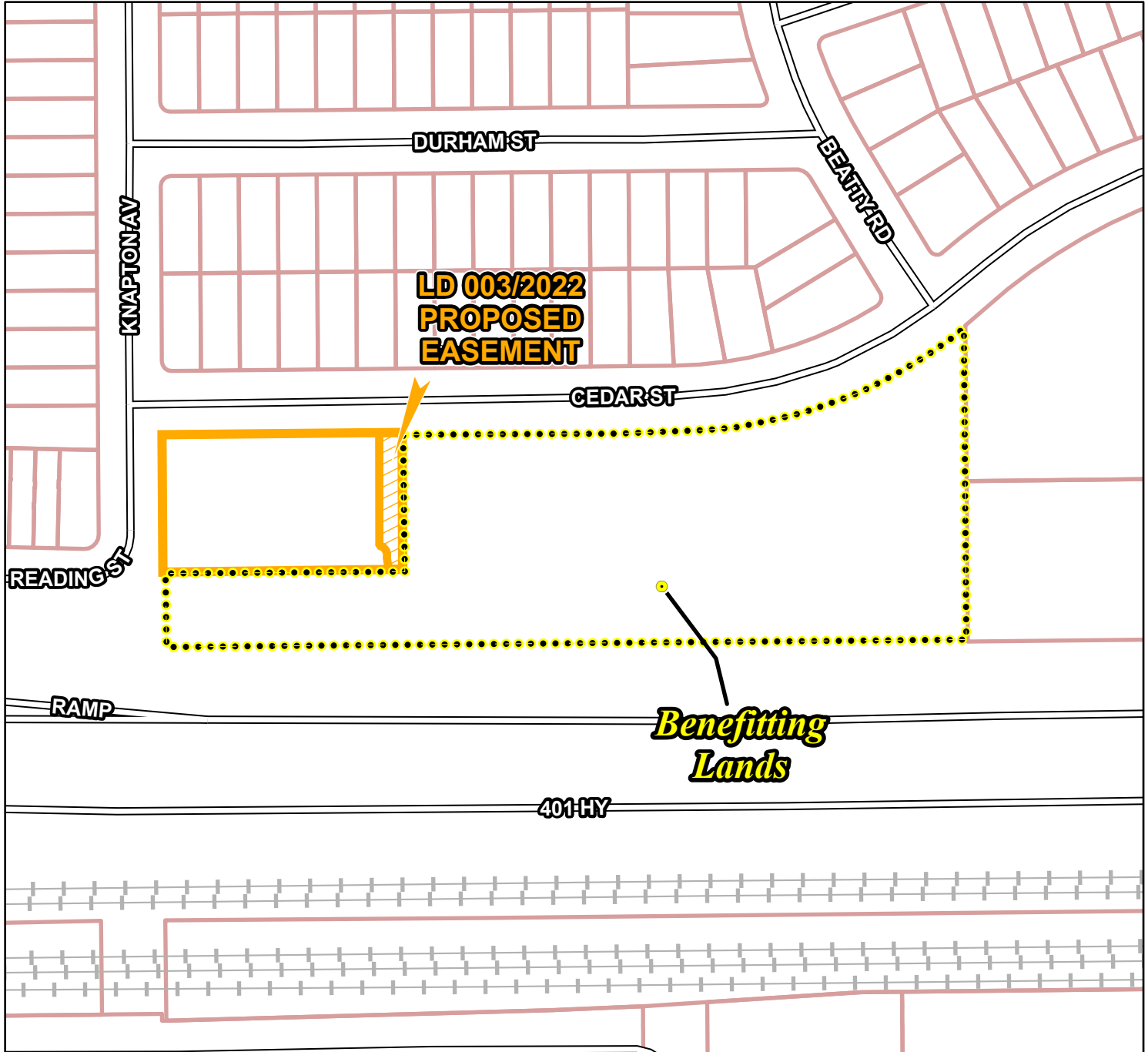
Location: Lot 10, Con. 1

Town of Ajax






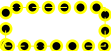
Consent to grant a 475.7 m² vehicular and pedestrian easement in favour of the property to the east, retaining a vacant 0.31 HA residential parcel of land.

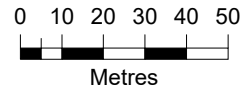


Land Division Application: LD 003/2022
 Nature of Application: Proposed Easement of Land
 Municipality: Town of Ajax
 Addresses: 3 - 73 Cedar Street



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Railway
-  Benefiting Lands



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23. LD 004/2022

Owner: Whitepine General Contractors Ltd.

Agent: D.G. Biddle & Associates Ltd.

Location: Lot 9 & 10, Conc. 2 Municipality
of Clarington

Consent to sever a vacant 0.40 HA hamlet lot, retaining a 8.35 HA hamlet lot.

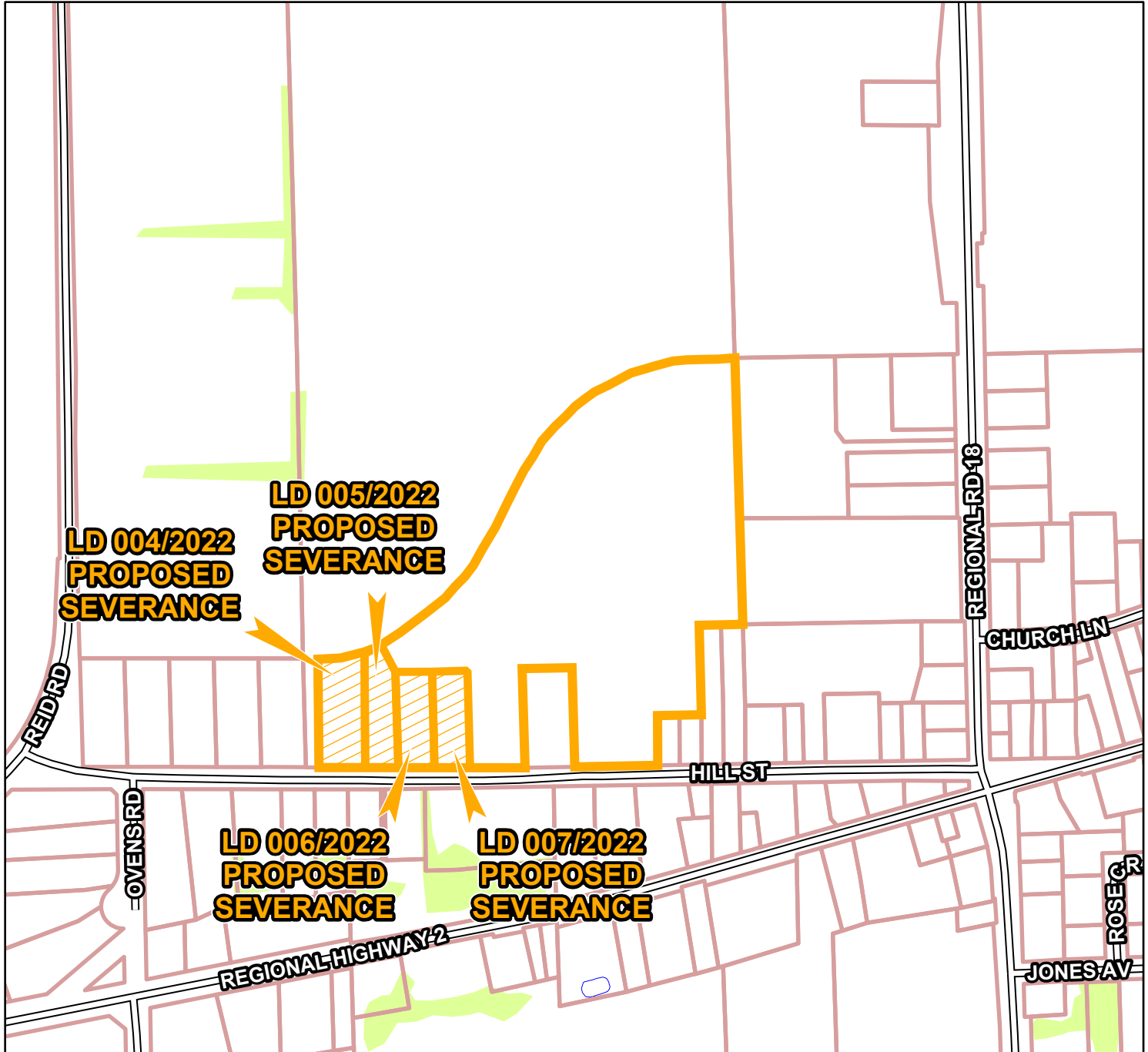


Land Division Applications: LD 004/2022 to LD 007/2022





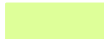
Nature of Application: Proposed Severance of Land

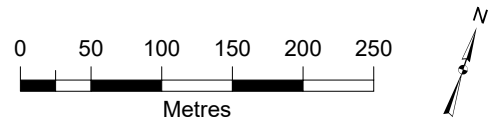
Municipality: Municipality of Clarington

Addresses: 4430 and 4442 Hill Street



Legend

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



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24. LD 005/2022

Owner: Whitepine General Contractors Ltd.

Agent: D.G. Biddle & Associates Ltd.

Location: Lot 9 & 10, Con. 2

Municipality of Clarington

Consent to sever a vacant 0.35 HA hamlet lot, retaining a 8 HA hamlet lot.

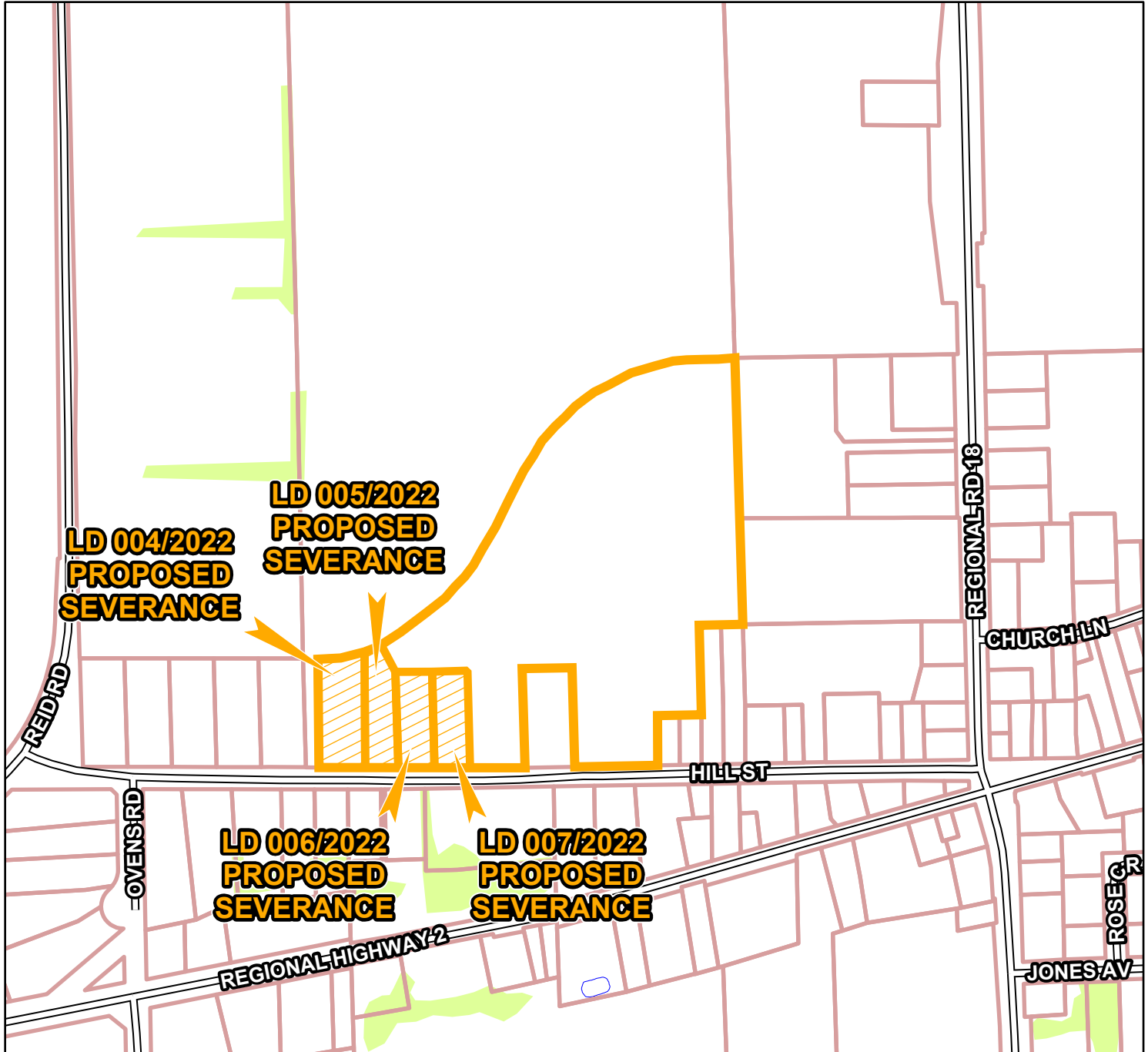


Land Division Applications: LD 004/2022 to LD 007/2022





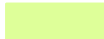
Nature of Application: Proposed Severance of Land

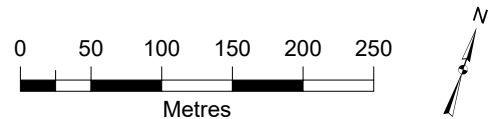
Municipality: Municipality of Clarington

Addresses: 4430 and 4442 Hill Street



Legend

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



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25. LD 006/2022

Owner: Whitepine General Contractors Ltd.

Agent: D.G. Biddle & Associates Ltd.

Location: Lot 9 & 10, Con. 2

Municipality of Clarington

Consent to sever a vacant 0.30 HA hamlet lot, retaining a 7.70 HA hamlet lot.

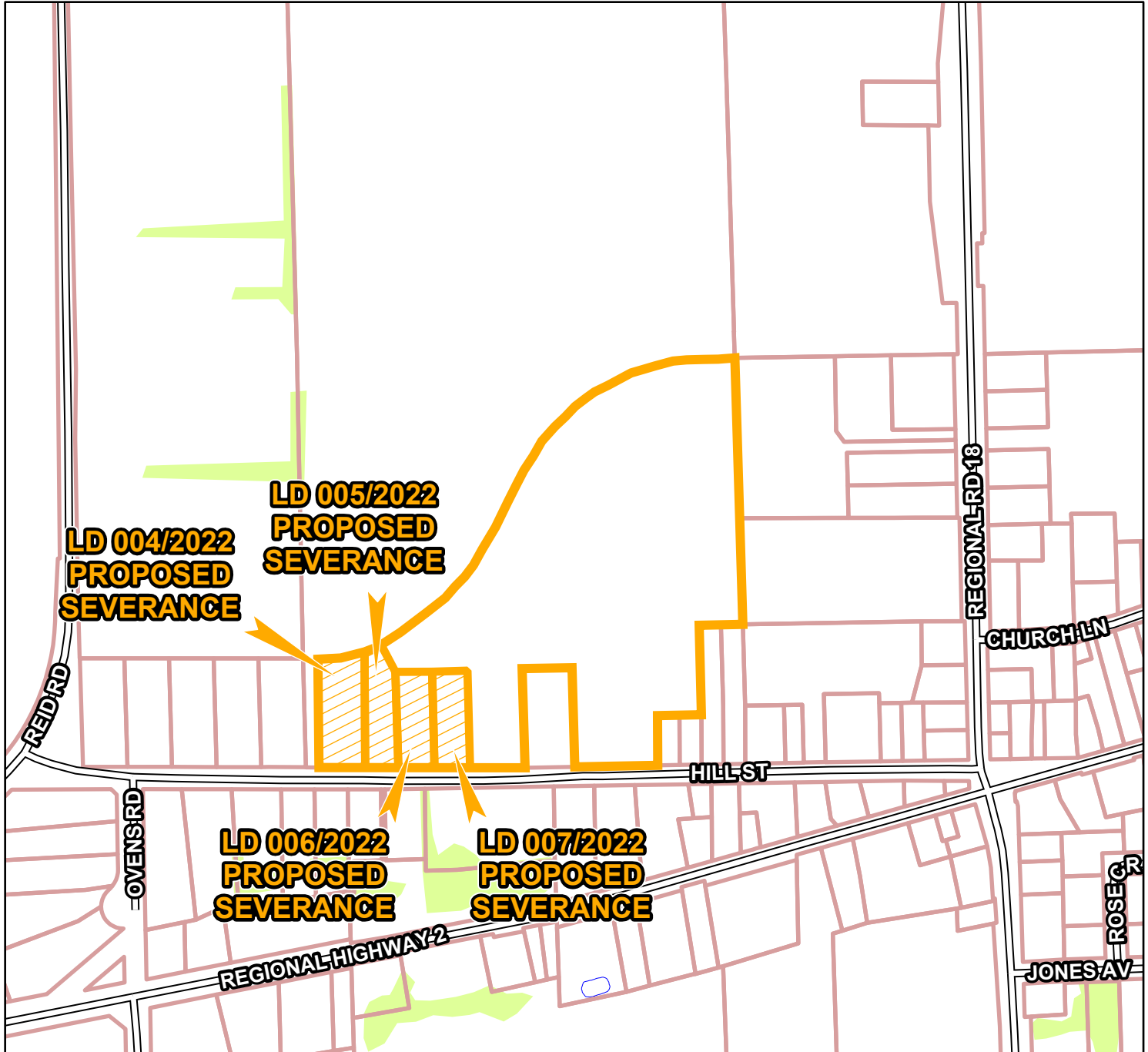


Land Division Applications: LD 004/2022 to LD 007/2022





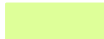
Nature of Application: Proposed Severance of Land

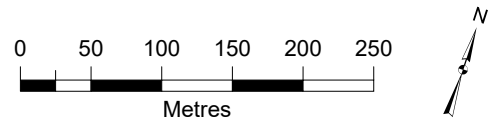
Municipality: Municipality of Clarington

Addresses: 4430 and 4442 Hill Street



Legend

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



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26. LD 007/2022

Owner: Whitepine General Contractors Ltd.

Agent: D.G. Biddle & Associates Ltd.

Location: Lot 9 & 10, Con. 2

Municipality of Clarington

Consent to sever a vacant 0.30 HA hamlet lot, retaining a 7.40 HA hamlet lot.

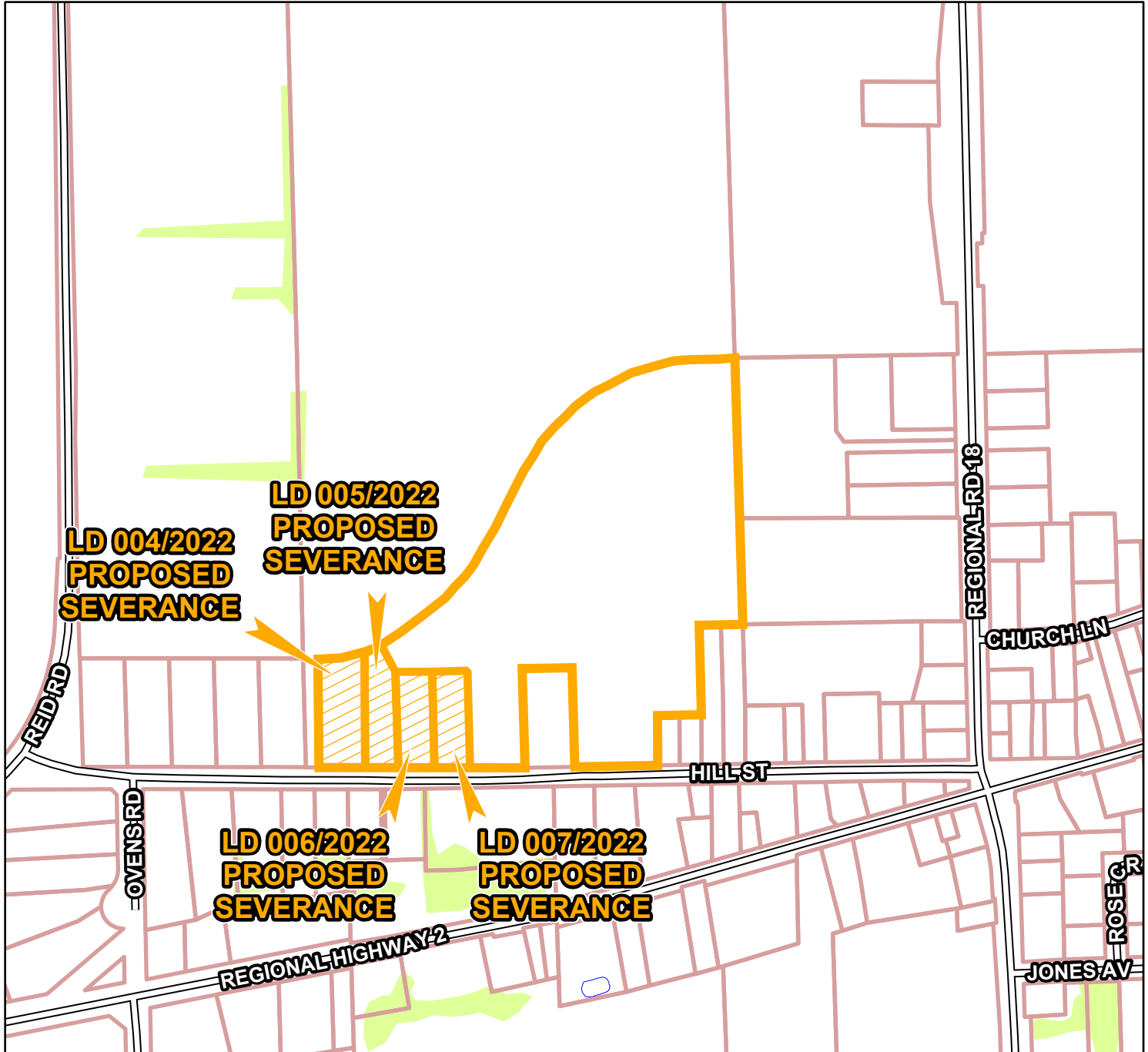


Land Division Applications: LD 004/2022 to LD 007/2022





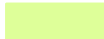
Nature of Application: Proposed Severance of Land

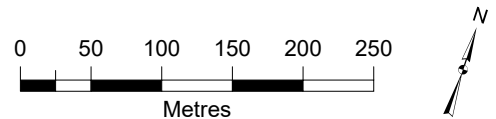
Municipality: Municipality of Clarington

Addresses: 4430 and 4442 Hill Street



Legend

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



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27. LD 008/2022

Owner: Wenzel International Inc. C/o Croven Crystal Agent:

D.G. Biddle & Associates Ltd.

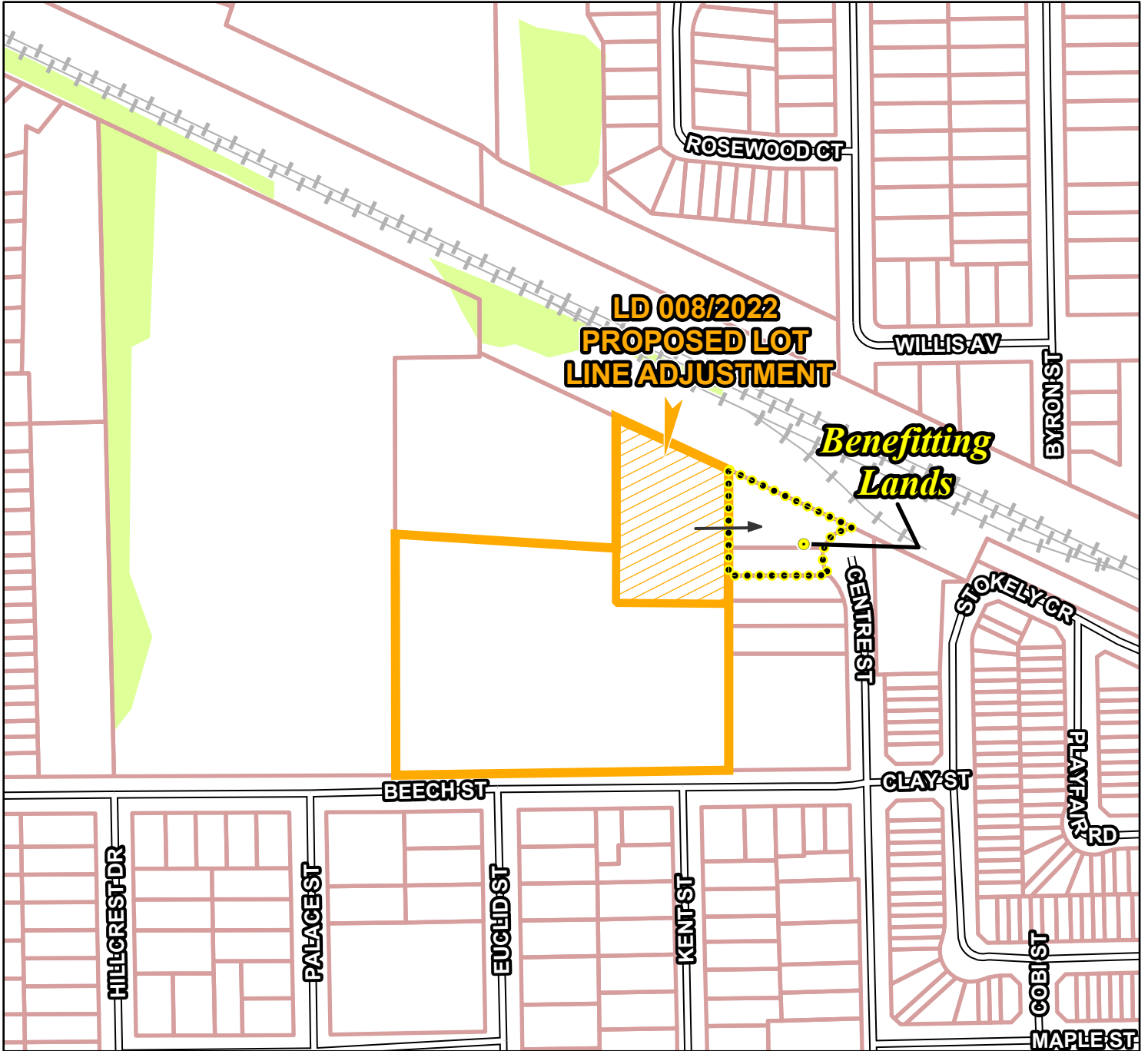
Location: Lot 27 & 28, Con. 2

Town of Whitby





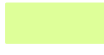

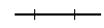
Consent to add a vacant 5,344 m² industrial parcel of land to the east, retaining a vacant 11,645 m² industrial parcel of land.

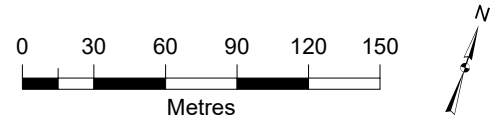


Land Division Application: LD 008/2022
 Nature of Application: Proposed Lot Line Adjustment
 Municipality: Town of Whitby
 Address: 500 Beech Street West



Legend

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



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Data Sources:

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28. LD 009/2022

Owner: 1023343 Ontario Inc.

Agent: D. G. Biddle & Associates Ltd.

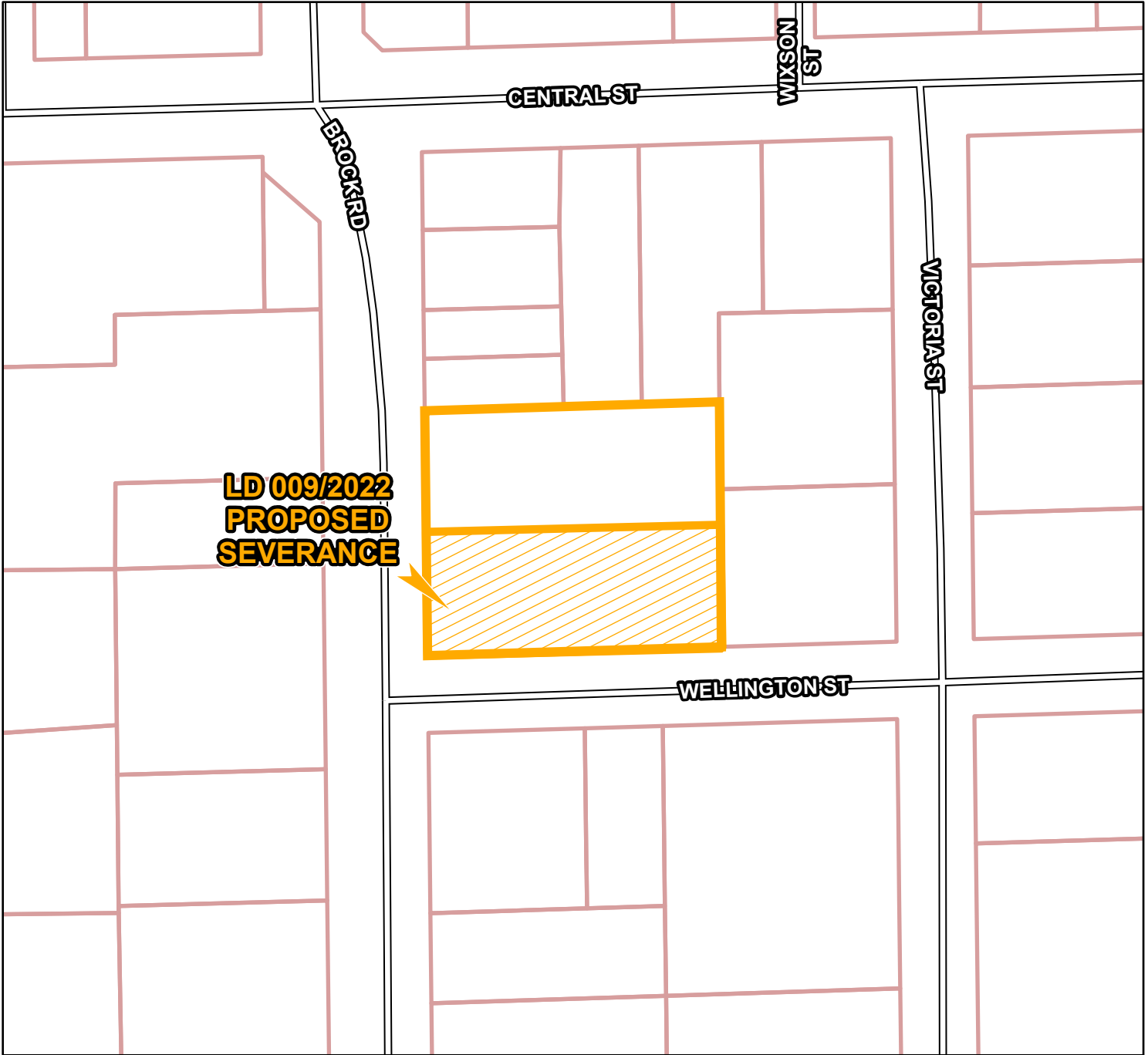
Location: Lot 18, Con. 8

City of Pickering

Consent to sever a vacant 1,389.63 m² residential parcel of land, retaining a 1,367.12 m² commercial parcel of land.



Land Division Application: LD 009/2022
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 4973 Brock Road, Clarendon



Legend



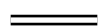
Subject Land



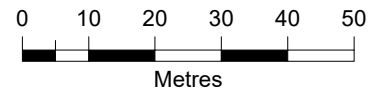
Retained Land



Parcel



Road



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6. Date of Next Meeting: March 14, 2022

7. Adjournment