



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, April 11, 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 March 14, 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**

1 LD-2021-00052

**Tabled: December 6, 2021**

Owner: Alina Picur

Zygmunt Picur

Agent: Holland Homes Inc.

Location: Lot 33, Concession 3

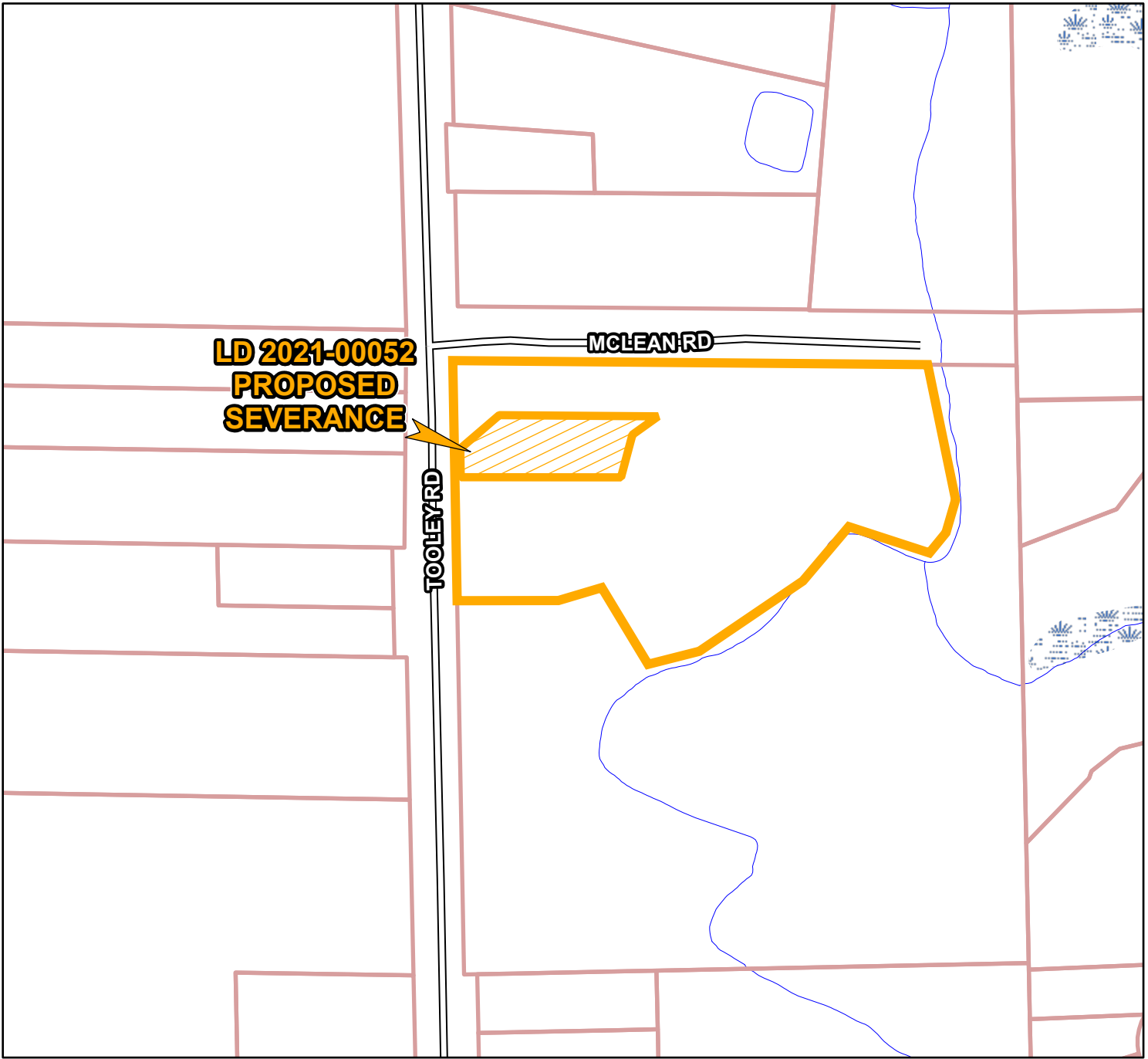
Address: 3411 TOOLEY RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 1,182.5 m<sup>2</sup> residential parcel of land, retaining an 8,802.1 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.



Land Division Application: LD 2021-00052  
 Nature of Application: Proposed Severance of Land  
 Municipality: Municipality of Clarington  
 Address: 3411 Tooley Road, Courtice



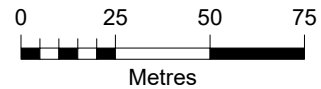
**LD 2021-00052  
 PROPOSED  
 SEVERANCE**

MCLEAN RD

TOOLEY RD

Legend

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



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2 LD 026/2022

Owner: Yang Terence Ping Lawg Lini

Agent: Larry Macdonell

Location: Lot 11, Con. 4

Address: 14 HERBERT AVE, Oshawa, ON

City of Oshawa


Consent to sever 699.67 m<sup>2</sup> residential land, retaining a 699.67 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

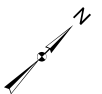
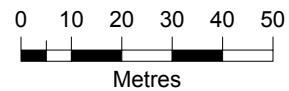


Land Division Application: LD 026/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Oshawa  
 Address: 14 Herbert Avenue



Legend

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



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3 LD 027/2022

Owner: Brock Taunton Development Limited.

Agent: Fieldgate Commercial Properties Ltd.

Location: Lot 27, Con. 3

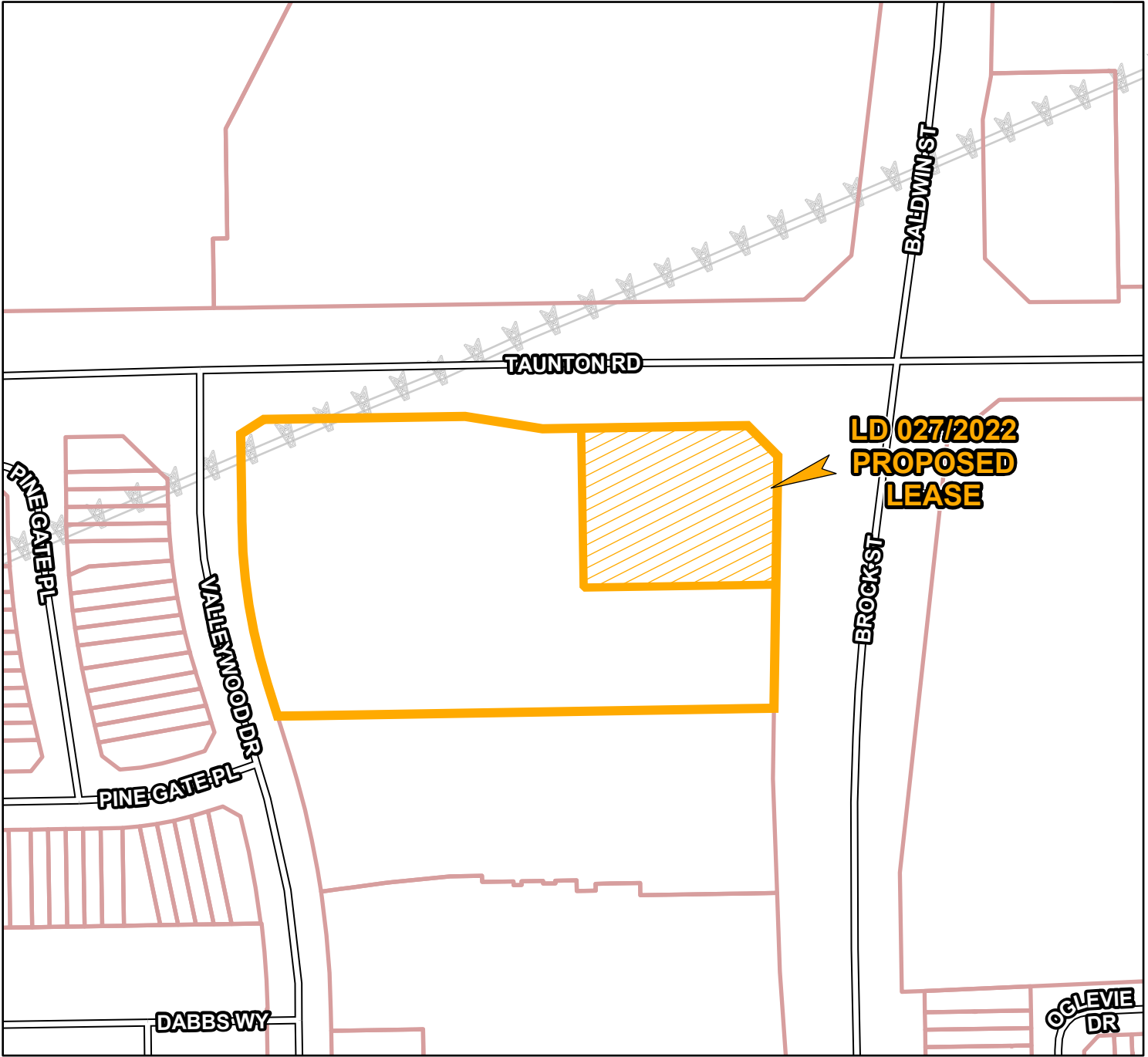
Address: 3930 BROCK ST, Whitby, ON

Town of Whitby

Consent to grant a lease over a 0.36 ha commercial parcel of land, retaining a 1.306 ha commercial parcel of land.

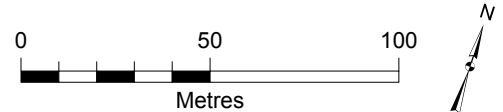


Land Division Application: LD 027/2022  
 Nature of Application: Proposed Lease of Land  
 Municipality: Town of Whitby  
 Address: 3930 Brock Street North



**Legend**

- Subject Land
- Retained Land
- Parcel
- Road
- Hydro Line



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Owner: Kristen Soutar

Youngfield Farms Ltd.

Agent: Kristen Soutar

Location: Lot 14, Con. 6

Address: 3750 HIGHWAY 7A, Scugog, ON

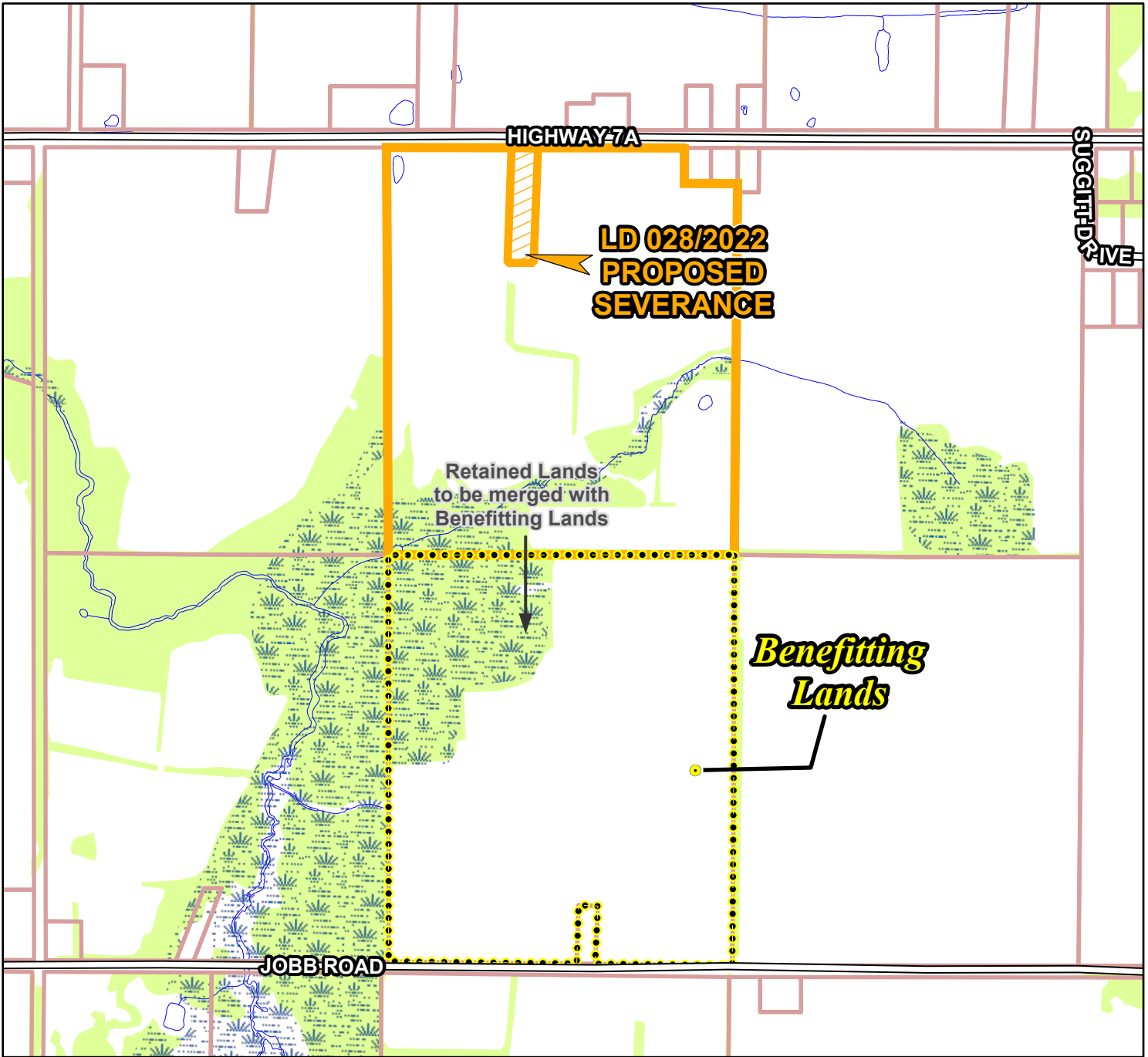
Township of Scugog

Consent to sever a 0.886 HA agricultural parcel of land with an existing dwelling to remain, retaining a 40.114 HA agricultural parcel of land with existing coverall to be retained, the existing sheds, and barn to be demolished. Application is for a surplus farm dwelling.





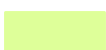
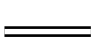




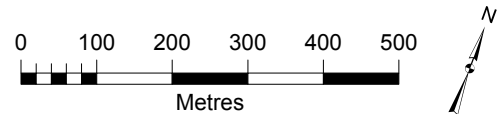


Land Division Application: LD 028/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Township of Scugog  
 Address: 3750 Highway 7A, Nestleton



**Legend**

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



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5 LD 029/2022

Owner: Jannine Paccini

Agent: R. Mark Ellis

Location: Plan 445, Block A

Address: 19 EASTWOOD AVE N, Oshawa, ON

City of Oshawa





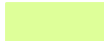

Consent to sever a 1,106.2 m<sup>2</sup> residential parcel of land, retaining a 1,166.9 m<sup>2</sup> residential parcel of land with an existing dwelling to remain to be demolished.

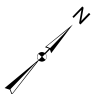
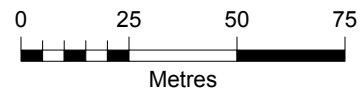


Land Division Application: LD 029/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Oshawa  
 Address: 19 Eastwood Avenue North



Legend

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



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6 LD 030/2022

Owner: Jaro Rimes

Agent: Mark Foley

Location: Lot 9, Conc. 2

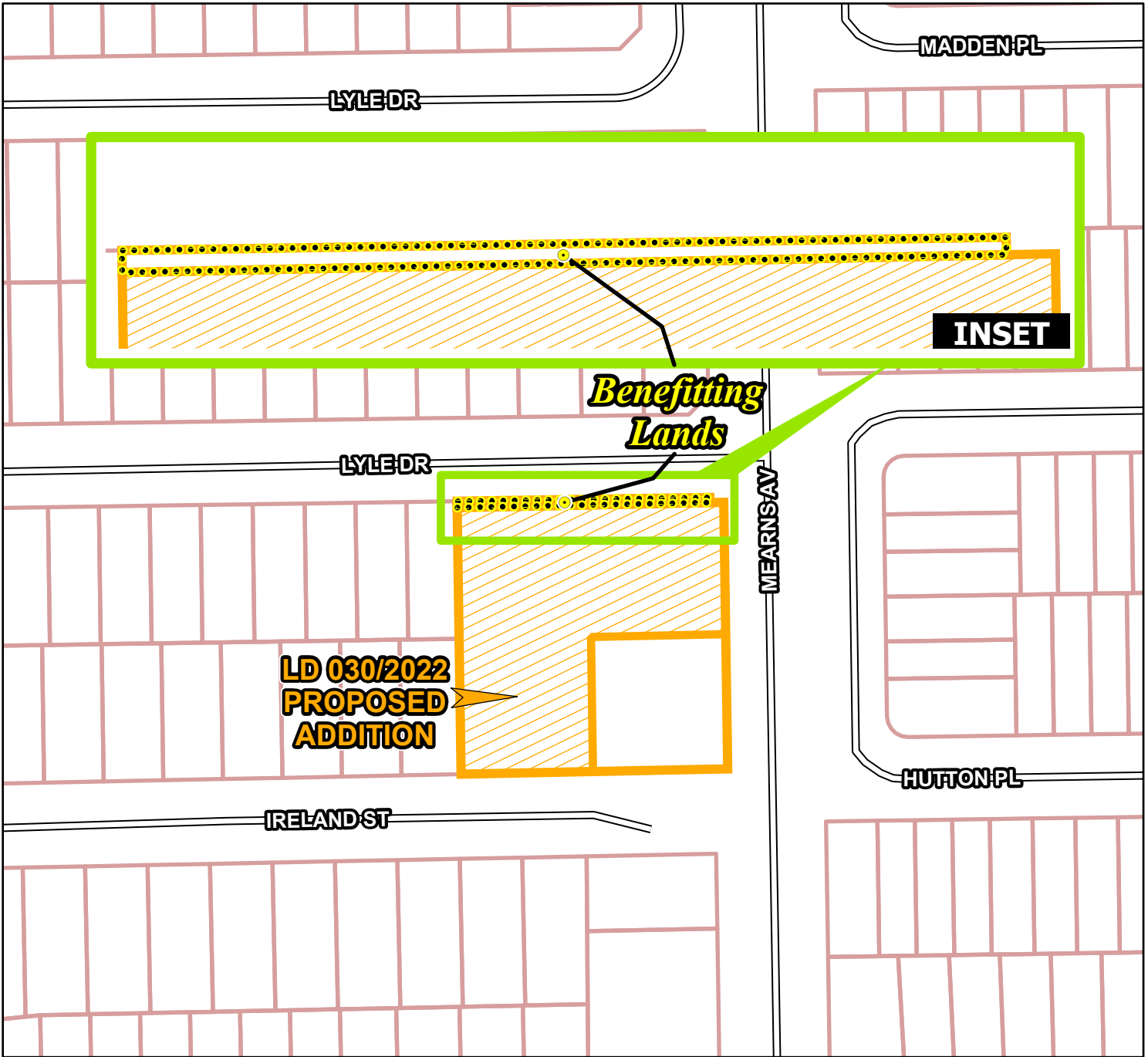
Address: 248 MEARNNS AVE, Clarington, ON

Municipality of Clarington






Consent to add a 2,835 m<sup>2</sup> residential parcel of land to the north, retaining a 1,051 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

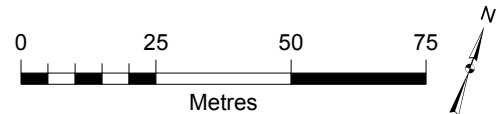


Land Division Application: LD 030/2022  
 Nature of Application: Proposed Addition of Land  
 Municipality: Clarington  
 Address: 248 Mearns Avenue, Bowmanville



Legend

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



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7 LD 031/2022

Owner: Naga Jyothi Vehcam

Sai Krishna Vecham Viswanathaiah

Agent: Sai Krishna Vecham Viswanathaiah

Location: Lot 6, Conc. 2

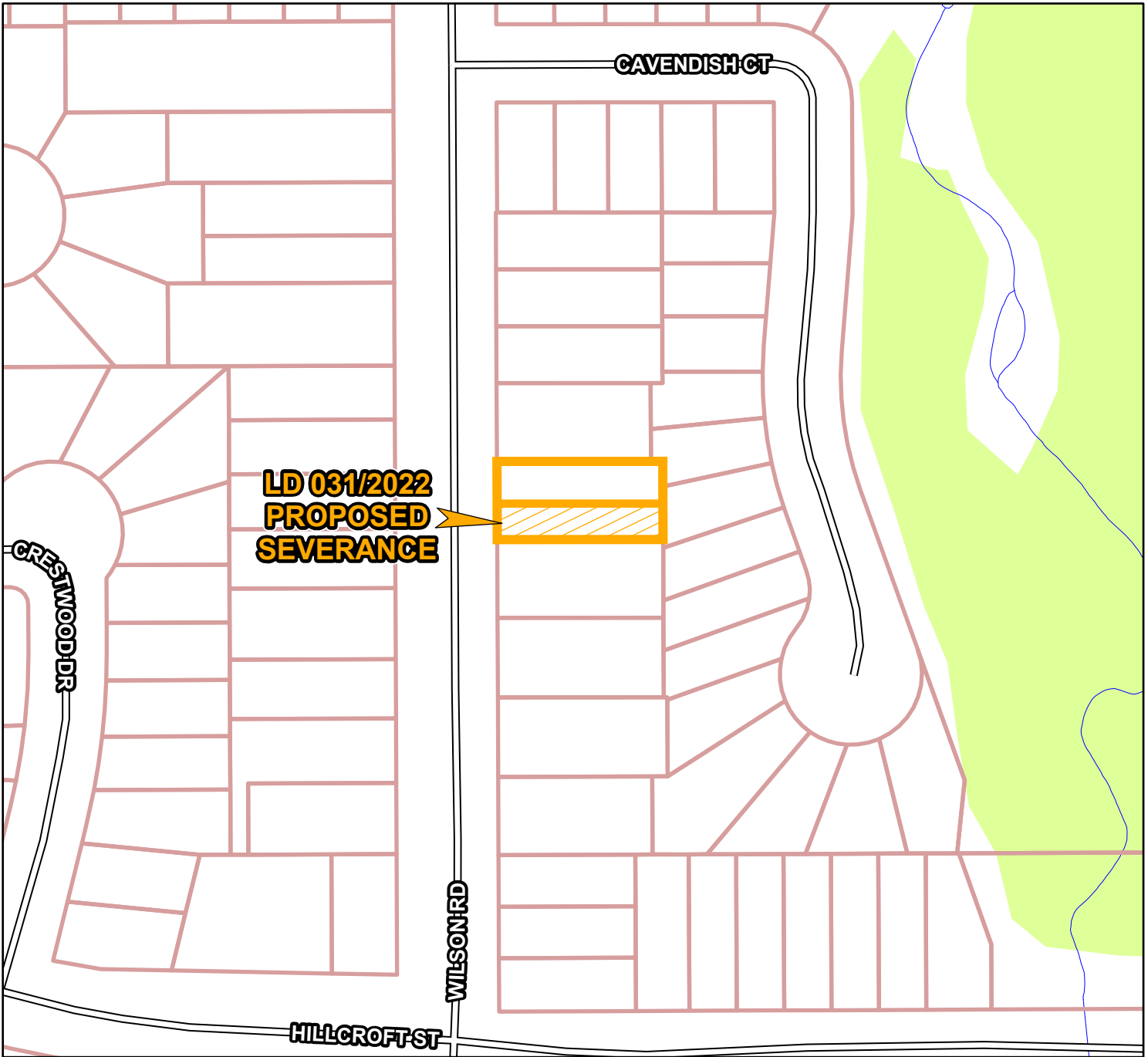
Address: 475 WILSON RD N, Oshawa, ON

City of Oshawa





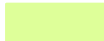

Consent to sever a vacant 394.27 m<sup>2</sup> residential parcel of land, retaining a 464.25 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

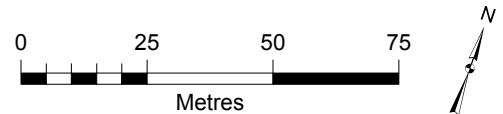


Land Division Application: LD 031/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Oshawa  
 Address: 475 Wilson Road North



Legend

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



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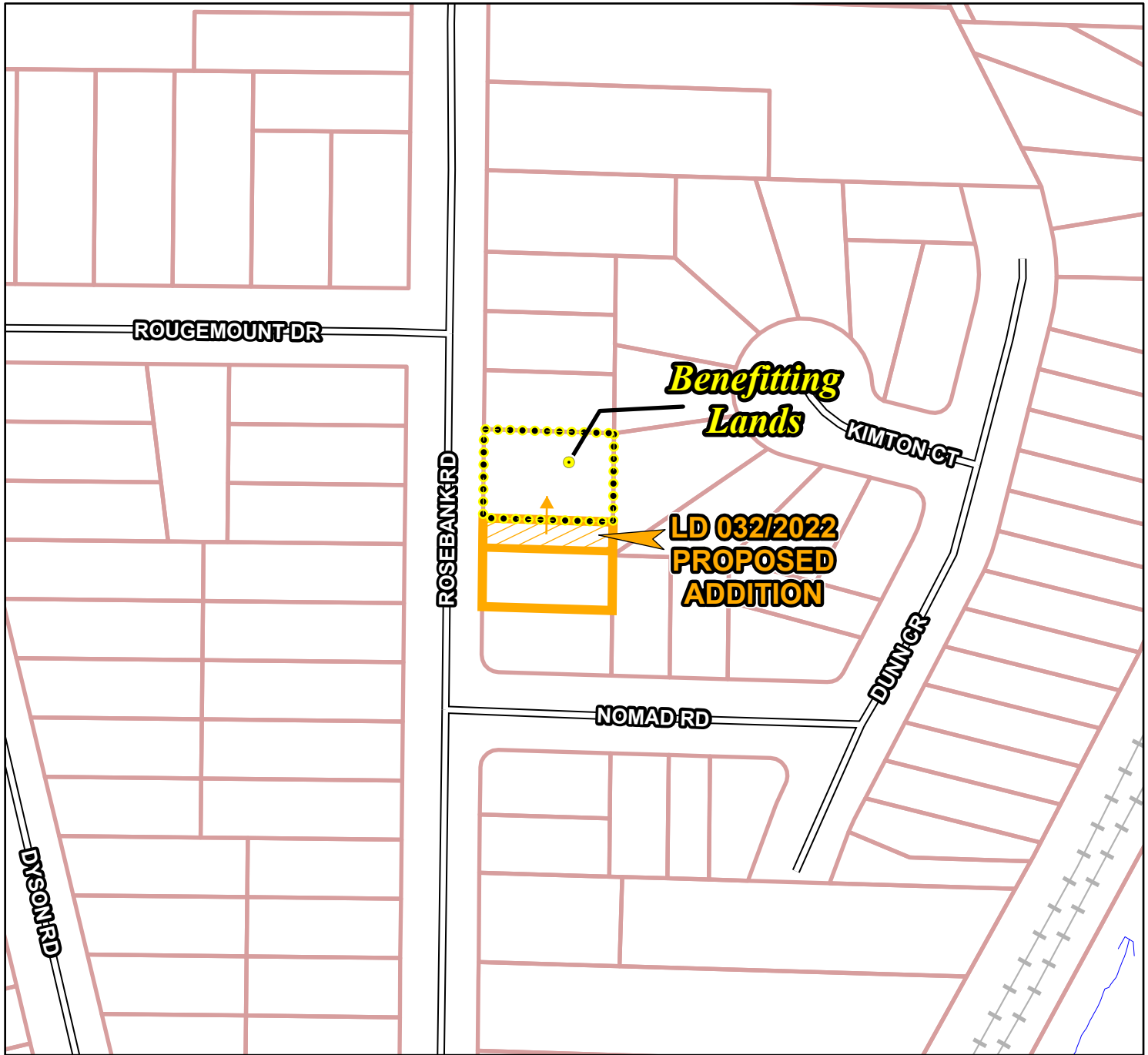
Owner: Fairglen Homes Limited  
Agent: Design Plan Services Inc.  
Location: Lot 30, Range 2  
Address: 391 ROSEBANK RD, Pickering,  
City of Pickering

Consent to add a vacant 255.6 m<sup>2</sup> residential parcel of land to the north, retaining a 510.9 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.





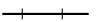




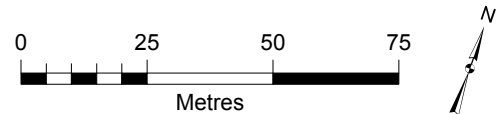


Land Division Application: LD 032/2022  
 Nature of Application: Proposed Addition of Land  
 Municipality: City of Pickering  
 Address: 391 Rosebank Road



Legend

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



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Owner: Highglen Homes Limited  
Agent: Design Plan Services Inc.  
Location: Lot 30, Range 2  
Address: 393 ROSEBANK RD, Pickering, ON  
City of Pickering







Consent to sever a vacant 511.2 m2 residential parcel of land, retaining a 510.9 m2 residential parcel of land with an existing dwelling to remain.

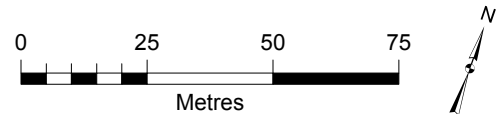


Land Division Application: LD 033/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 393 Rosebank Road



Legend

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



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10 LD 034/2022

Owner: TASA Real Estate Solutions Corp.

Agent: Talal Antar

Location: Lot 1 & 2, Conc. 2

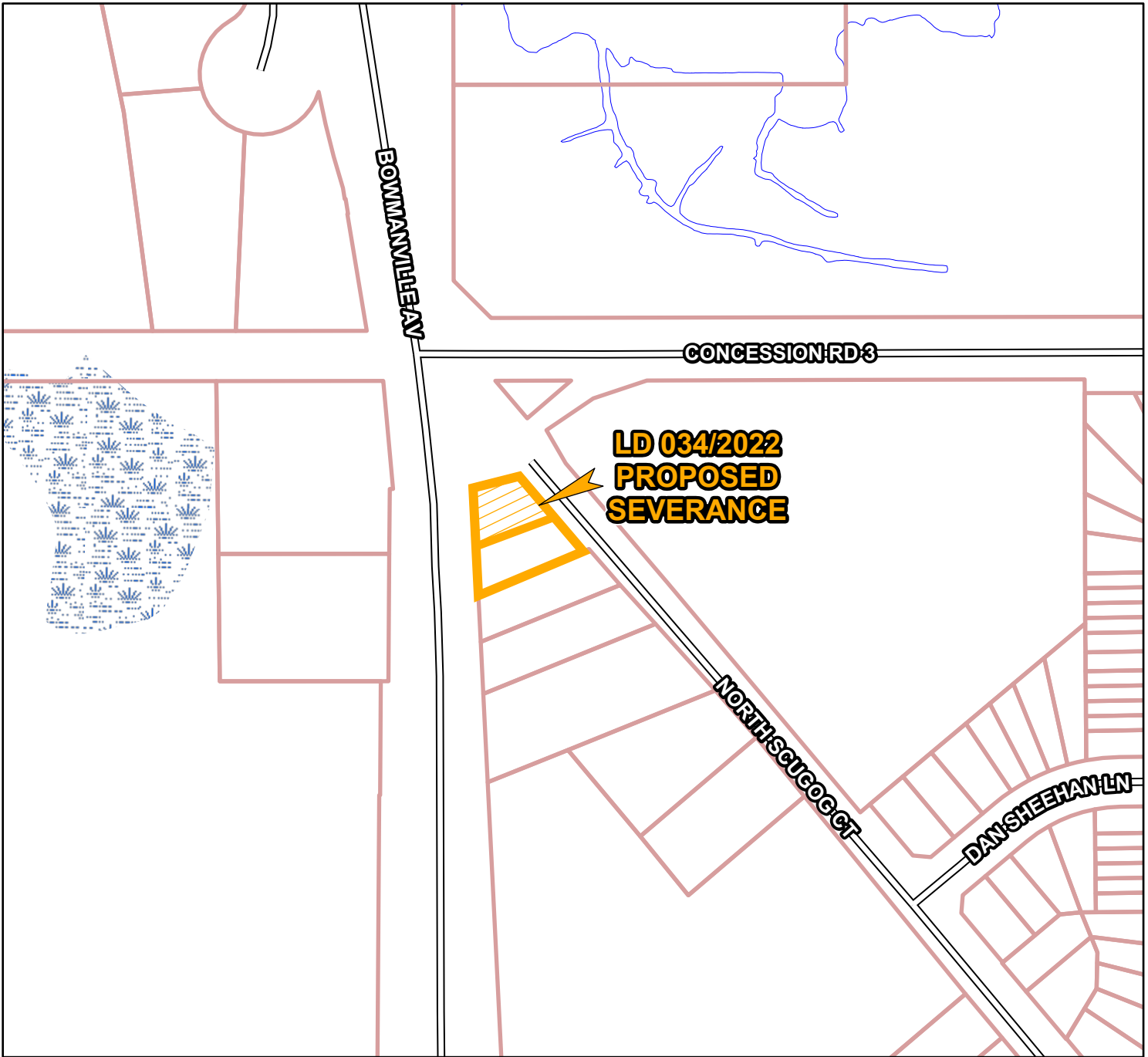
Address: 450 NORTH SCUGOG CRT, Clarington, ON

Municipality of Clarington




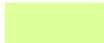
Consent to sever a vacant 579.25 m<sup>2</sup> residential parcel of land, retaining a 691.03 m<sup>2</sup> residential parcel of land for future development.

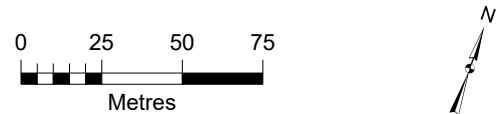


Land Division Application: LD 034/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Municipality of Clarington  
 Address: 450 North Scugog Court, Bowmanville



**Legend**

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



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11 LD 035/2022

Owner: Amberlea Creek Development Inc.

Agent: Design Plan Services Inc.

Location: Lot 28, Range 3

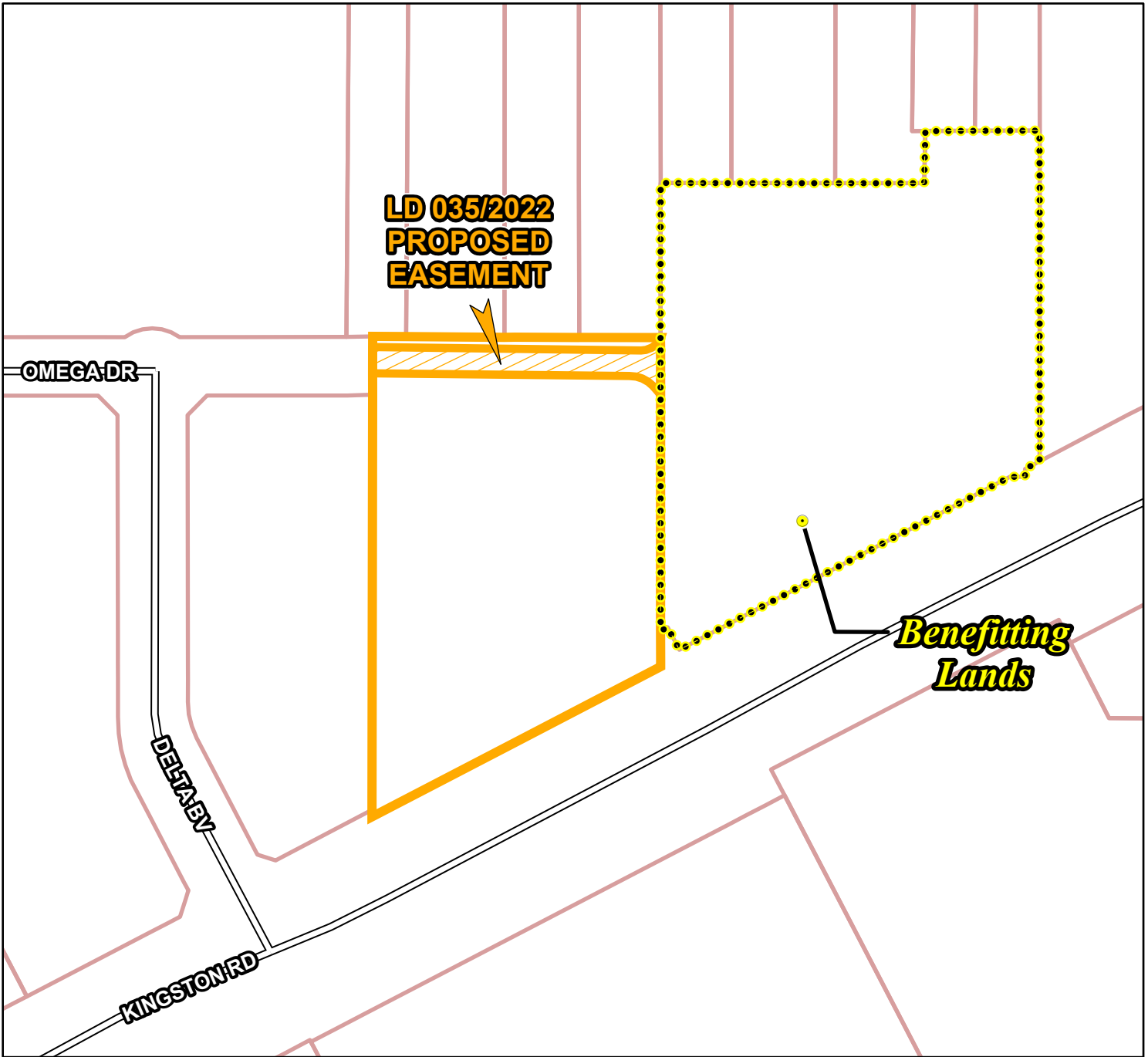
Address: 760 KINGSTON RD, Pickering, ON

City of Pickering





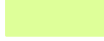
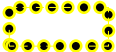
Consent to grant a 496.8 m<sup>2</sup> vehicular easement in favour of the lands to the east, retaining a 7,086.7 m<sup>2</sup> residential parcel of land.

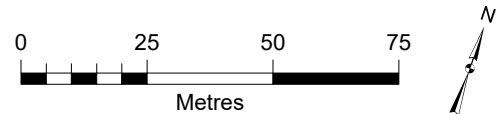


Land Division Application: LD 035/2022  
 Nature of Application: Proposed Easement of Land  
 Municipality: City of Pickering  
 Addresses: 760 & 770 Kingston Road



Legend

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



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12 LD 036/2022

Owner: 1000118968 Ontario Ltd.

Agent: Larry Macdonell

Location: Lot 34, Conc. 1

Address: 1835 WOODVIEW AVE, Pickering,  
City of Pickering

Consent to add a vacant 233.3 m<sup>2</sup> residential parcel of land to the property to the east, retaining a 790.7 m<sup>2</sup> residential parcel of land.





# Land Division Applications: LD 036/2022 & LD 037/2022

Nature of Applications: Proposed Addition of Land

Municipality: City of Pickering

Addresses: 1835 & 1837 Woodview Avenue



### Legend



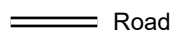
Subject Land



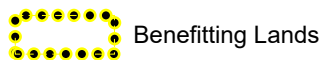
Retained Land



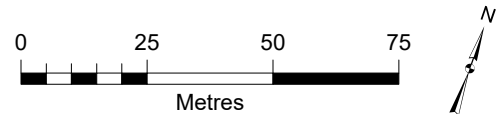
Parcel



Road



Benefitting Lands



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13 LD 037/2022

Owner: Whitepine Group Inc.

Agent: Larry Macdonell

Location: Lot 34, Conc. 1

Address: 1837 WOODVIEW AVE, Pickering,  
City of Pickering

Consent to add a vacant 233.3 m<sup>2</sup> residential parcel of land to the property to the east, retaining a 790.7 m<sup>2</sup> residential parcel of land.

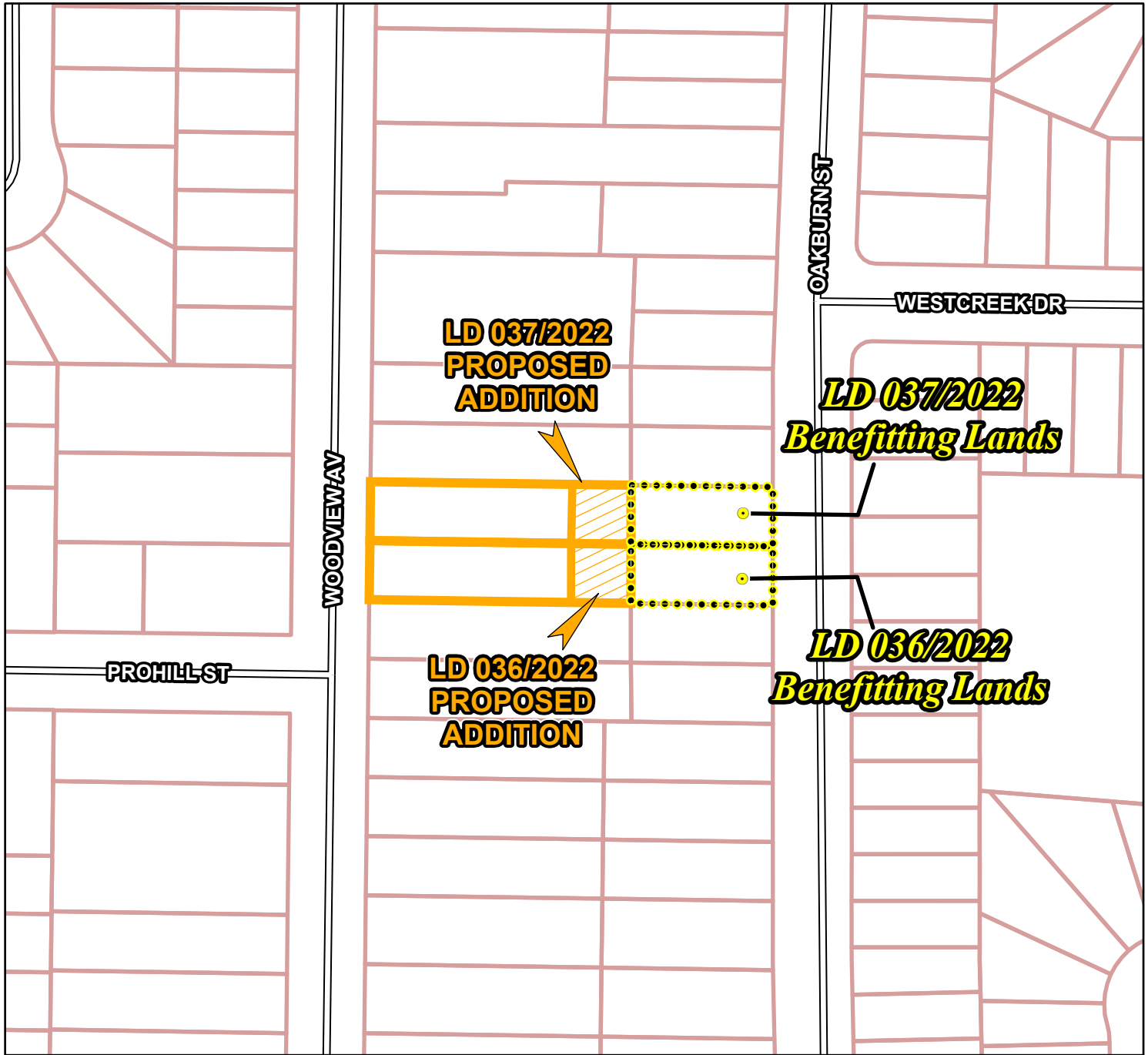


# Land Division Applications: LD 036/2022 & LD 037/2022

Nature of Applications: Proposed Addition of Land

Municipality: City of Pickering

Addresses: 1835 & 1837 Woodview Avenue



### Legend



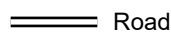
Subject Land



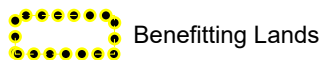
Retained Land



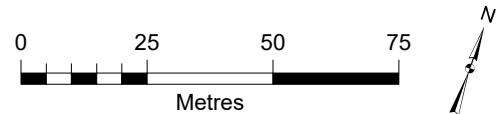
Parcel



Road



Benefitting Lands



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14 LD 038/2022

Owner: Jian Tao Jiang

Tian Hua Wu

Agent: Land & Building Experts

Location: Lot 3, 4, Block 23

Address: 85 DUKE ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 641.04 m<sup>2</sup> residential parcel of land, retaining a 462.35 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

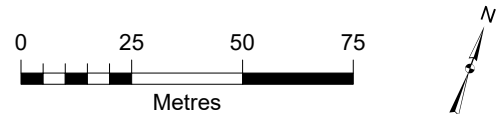


Land Division Application: LD 038/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Municipality of Clarington  
 Address: 85 Duke Street, Bowmanville



Legend

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



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15 LD 039/2022

Owner: Stokegrove Development Inc.

Agent: KLM Planning Partners Inc.

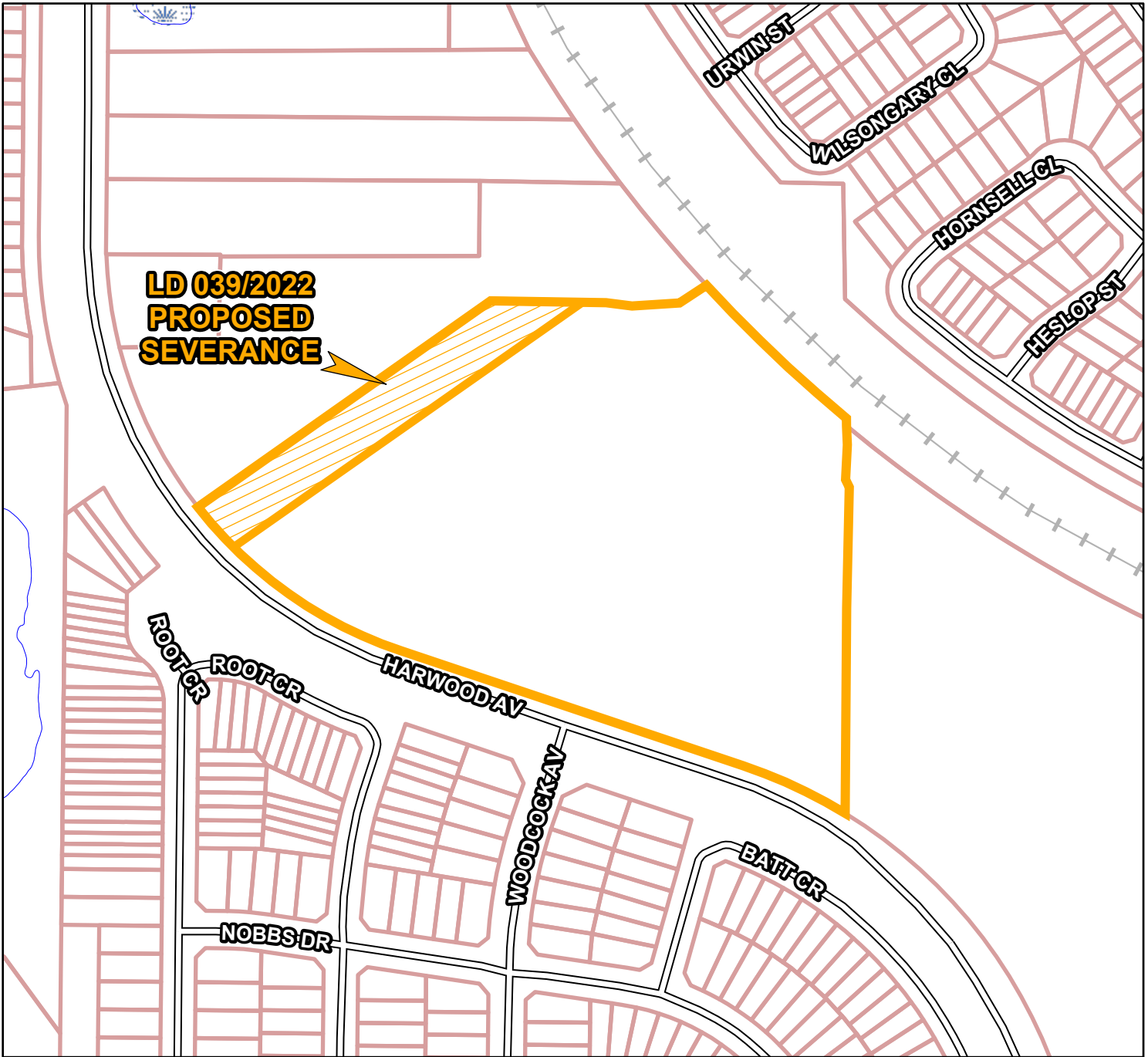
Location: Lot 8, Conc. 3

Address: 1401 HARWOOD AVE N, Ajax,  
Town of Ajax





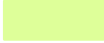


Consent to sever a vacant 0.61 HA commercial parcel of land, retaining a 5.46 HA commercial parcel of land.

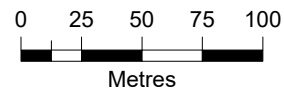


Land Division Application: LD 039/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Ajax  
 Address: 1401 Harwood Avenue North



**Legend**

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



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Owner: Stokegrove Development Inc.

Agent: KLM Planning Partners Inc.

Location: Lot 8, Conc. 1

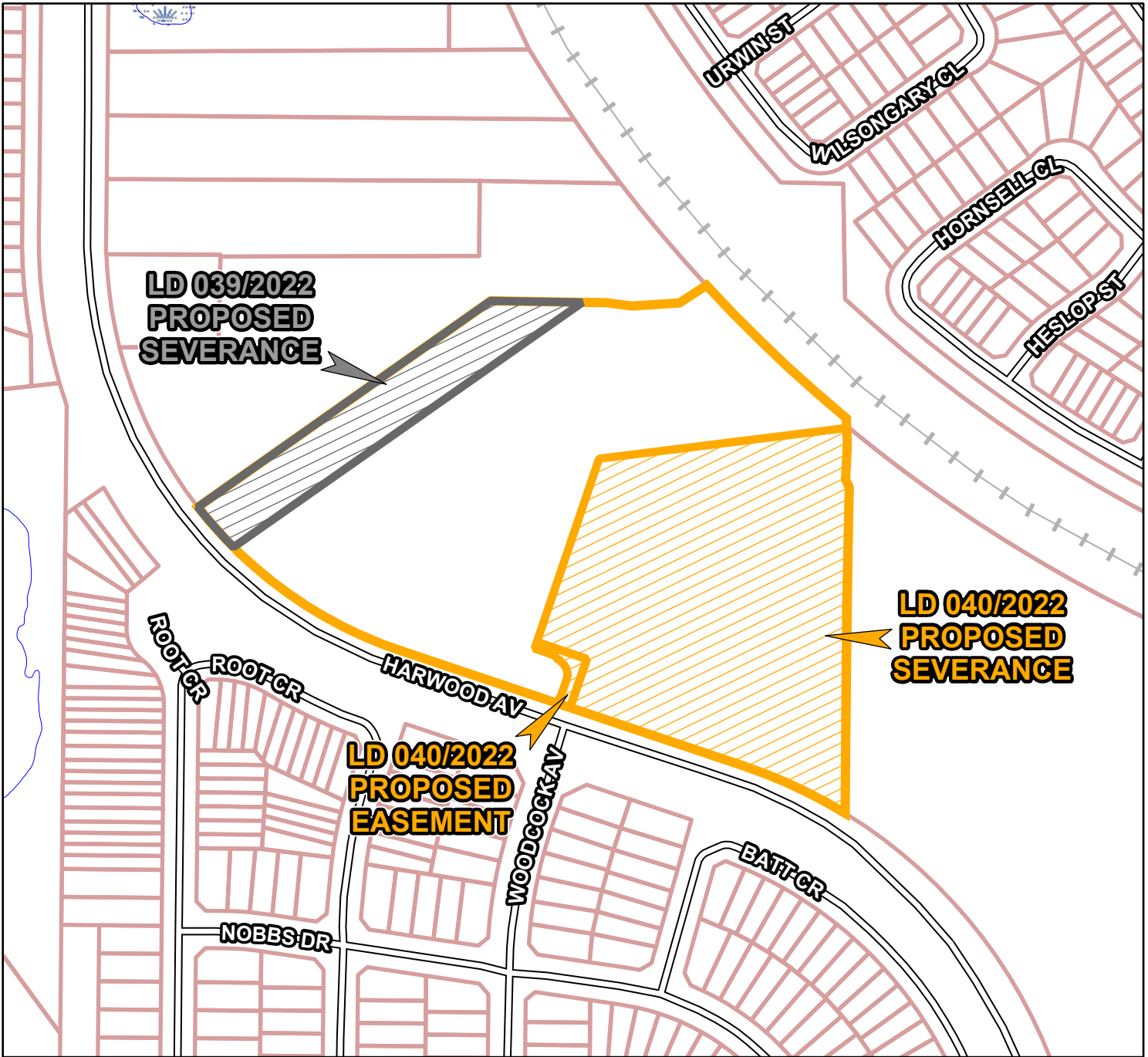
Address: 1401 HARWOOD AVE N, Ajax,  
Town of Ajax

Consent to sever a vacant 2.47 HA commercial parcel of land, retaining a 3.6 HA commercial parcel of land. Application includes easement.





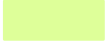





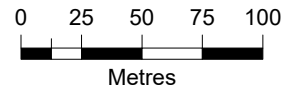


Land Division Application: LD 040/2022  
 Nature of Application: Proposed Severance and Easement of Land  
 Municipality: Town of Ajax  
 Address: 1401 Harwood Avenue North



**Legend**

- |                                                                                                  |                                                                                                   |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |
|  Vegetation   |  Creek         |
|  LD 039/2022  |  Railway       |



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17 LD 041/2022

Owner: Stokegrove Development Inc.

Agent: KLM Planning Partners Inc.

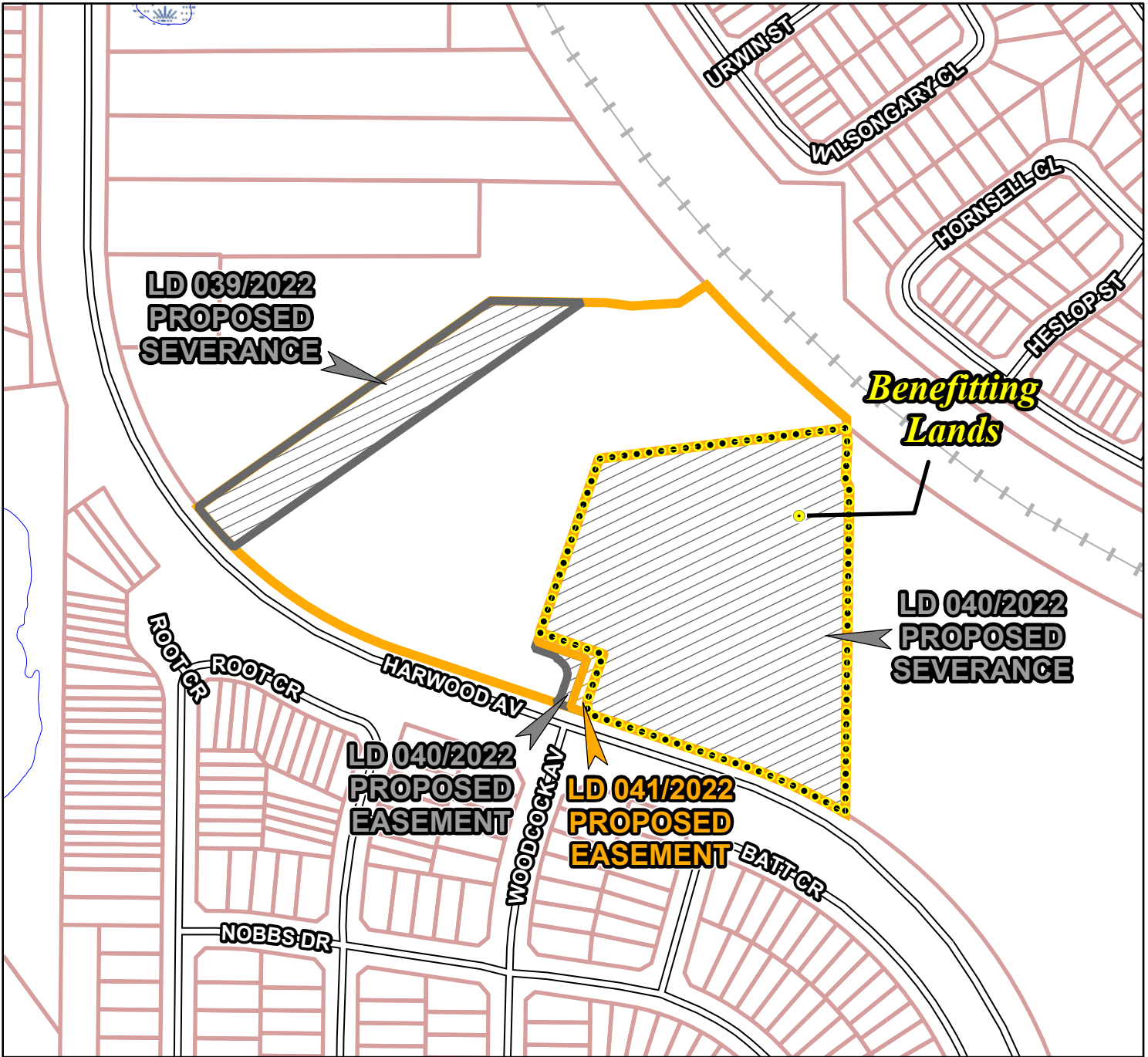
Location: Lot 8, Conc. 3

Address: 1401 HARWOOD AVE N, Ajax,  
Town of Ajax





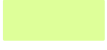




Consent to grant a 0.04 Ha access easement in favour of the property to the west, retaining a 3.6 HA commercial parcel of land.

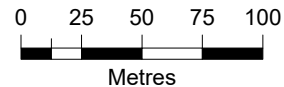


Land Division Application: LD 041/2022  
 Nature of Application: Proposed Easement of Land  
 Municipality: Town of Ajax  
 Address: 1401 Harwood Avenue North



**Legend**

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation
-  Creek
-  LD 039/2022 & LD 040/2022
-  Railway
-  Benefitting Lands



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6. **Date of Next Meeting:** May 9, 2022

7. **Adjournment**