



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, May 9, 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 April 11, 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 031/2018

Tabled: May 25, 2020

Owner: Michelle Picur

Agent: Holland Homes Inc.

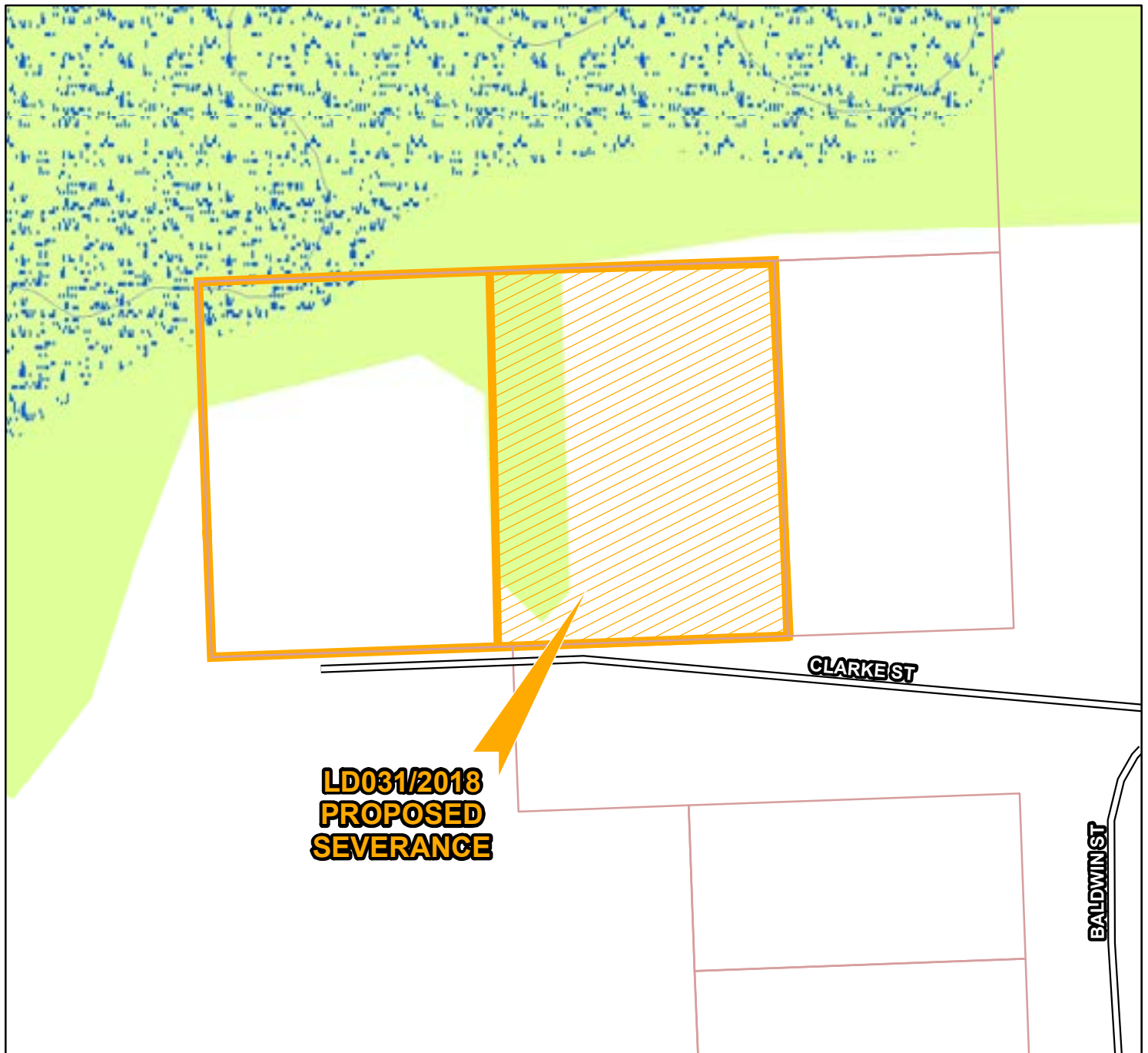
Location: Lot 29, Con.1

Address: 50 CLARKE ST, Clarington, ON

Municipality of Clarington

Consent to sever a 1602.5 m² vacant residential parcel of land, retaining a 1601.8 m² residential parcel of land with an existing dwelling to remain.

Land Division Application No: LD031/2018
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 50 Clarke Street Newcastle



Legend



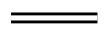
Subject Land



Retained Land



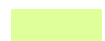
Parcel



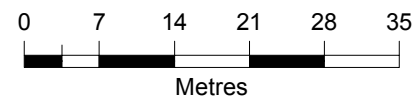
Road



Wetland



Vegetation



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2. LD-2021-00039

Tabled: December 6, 2021

Owner: Tim Cole

Agent: Ken Hoy

Location: Lot 30, Con. 3

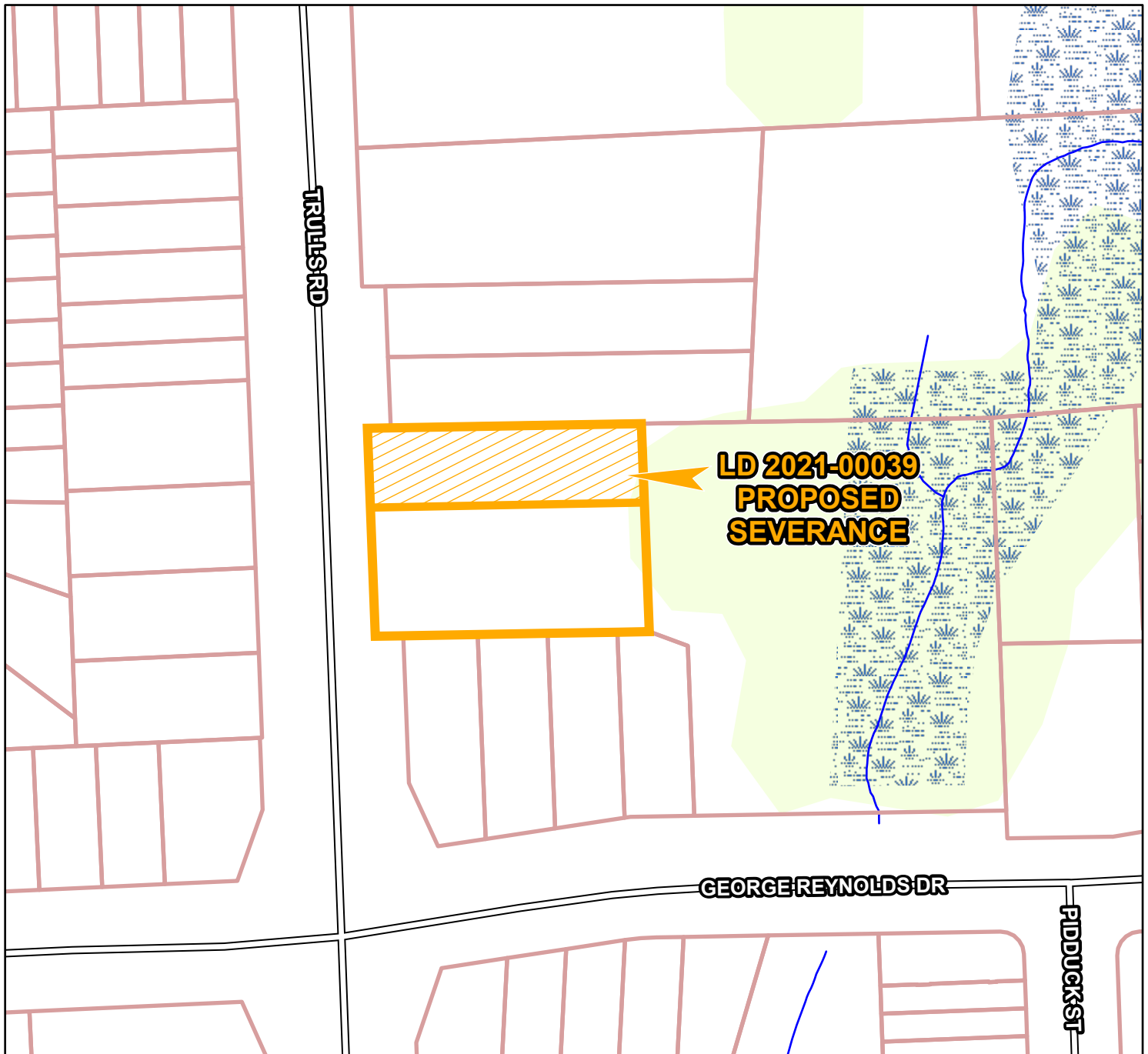
Address: 3301 TRULLS RD, Clarington, ON

Municipality of Clarington

Consent to Sever a 987.75 m² residential parcel of land retaining a 1,646.25 m² residential parcel of land with an existing dwelling to remain.



Land Division Application: LD 2021-00039
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3301 Trulls Road, Courtice



Legend



Subject Land



Retained Land



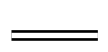
Parcel



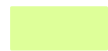
Wetland



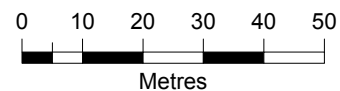
Watercourse



Road



Vegetation



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3. LD 021/2022

Tabled: March 14, 2022

Owner: Schleiss Development Company Limited
Westley Heights Holdings Ltd.

Agent: Ryan Lavender

Location: Lot 33, Conc. 3

Address: 3362 TOOLEY RD, Clarington, ON

Municipality of Clarington

Consent to sever a 1,274.66 m² residential parcel of land, retaining a 10,597.25 m² residential parcel of land. Existing structure to be demolished.

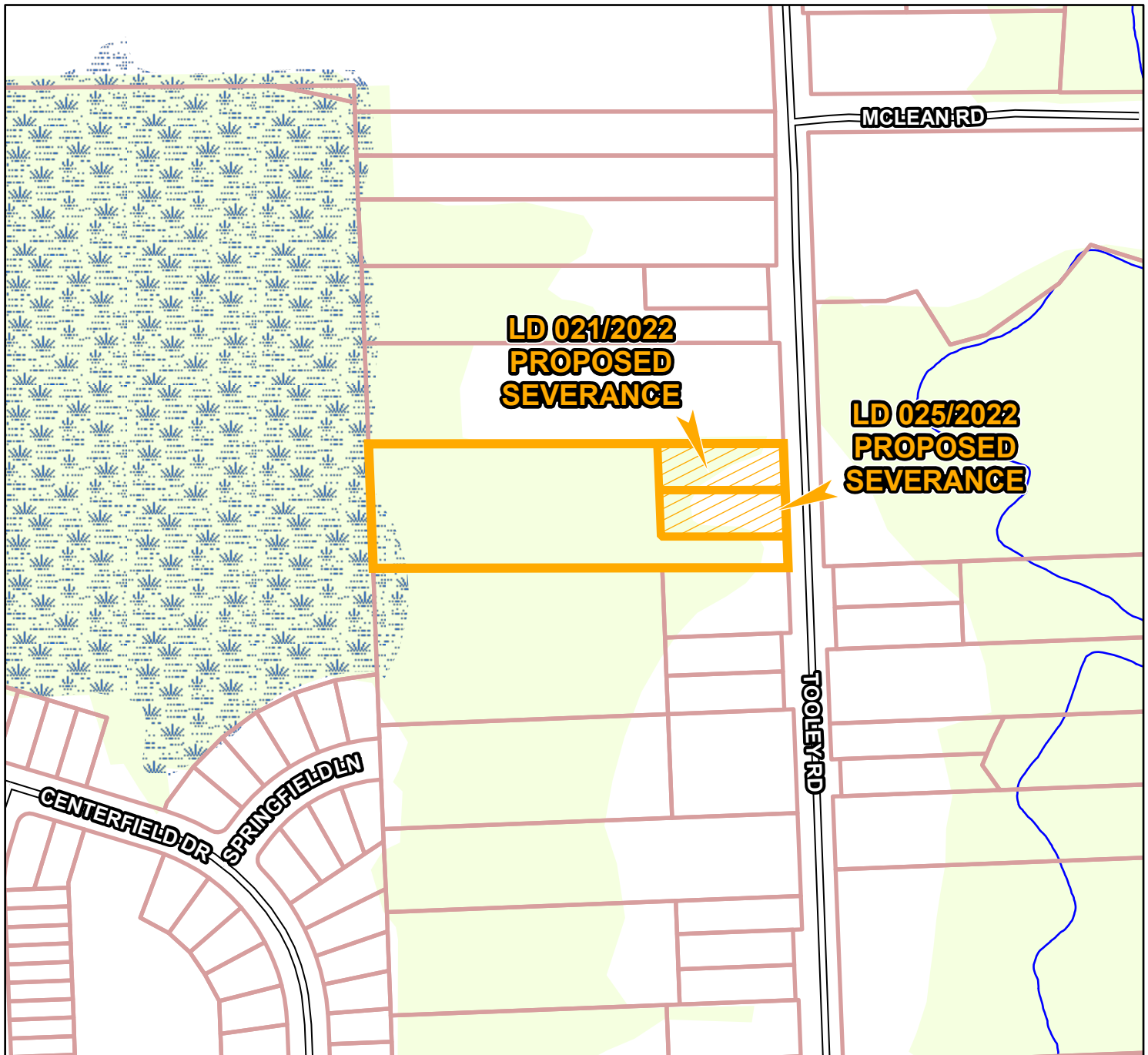


Land Division Applications: LD 021/2022 & LD 025/2022

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 3362 Tooley Road, Courtice



Legend



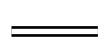
Subject Land



Retained Land



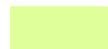
Parcel



Road



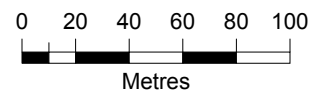
Wetland



Vegetation



Watercourse



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4. LD 025/2022

Tabled: March 14, 2022

Owner: Schleiss Development Company Limited
Westley Heights Holdings Ltd.

Agent: Ryan Lavender

Location: Lot 33, Conc. 3

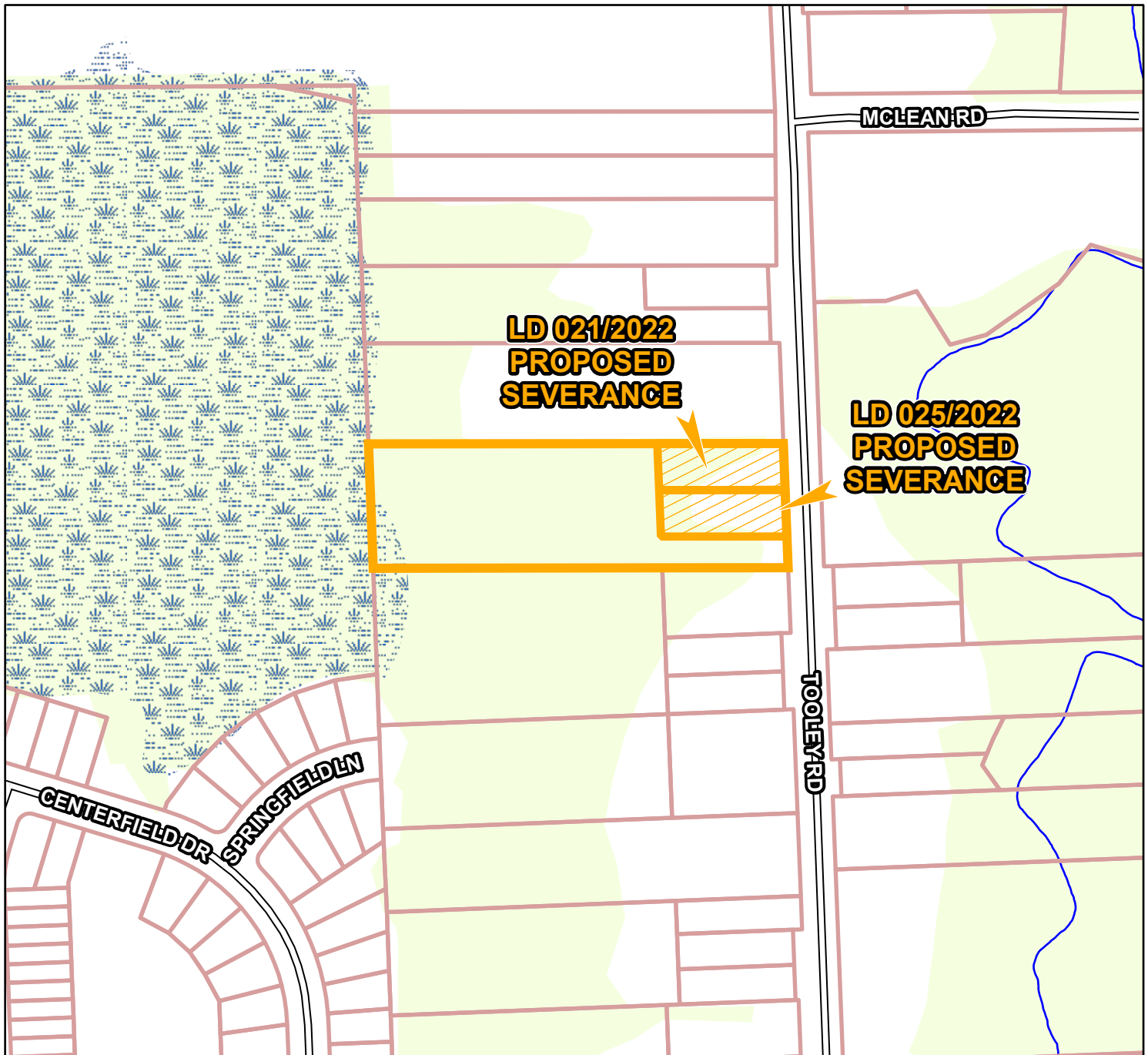
Address: 3362 TOOLEY RD, Clarington, ON

Municipality of Clarington

Consent to sever a 1,274.66 m² residential parcel of land, retaining a 9,323.25 m² residential parcel of land. Existing structure to be demolished.



Land Division Applications: LD 021/2022 & LD 025/2022
Nature of Applications: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3362 Tooley Road, Courtice



Legend



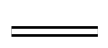
Subject Land



Retained Land



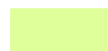
Parcel



Road



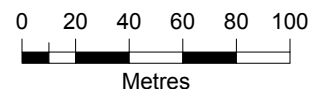
Wetland



Vegetation



Watercourse



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5. LD 022/2022

Tabled: March 14, 2022

Owner: RIC (1515 Thornton) Inc.

Agent: D.G. Biddle & Associates Limited

Location: Lot 16, Con. 4

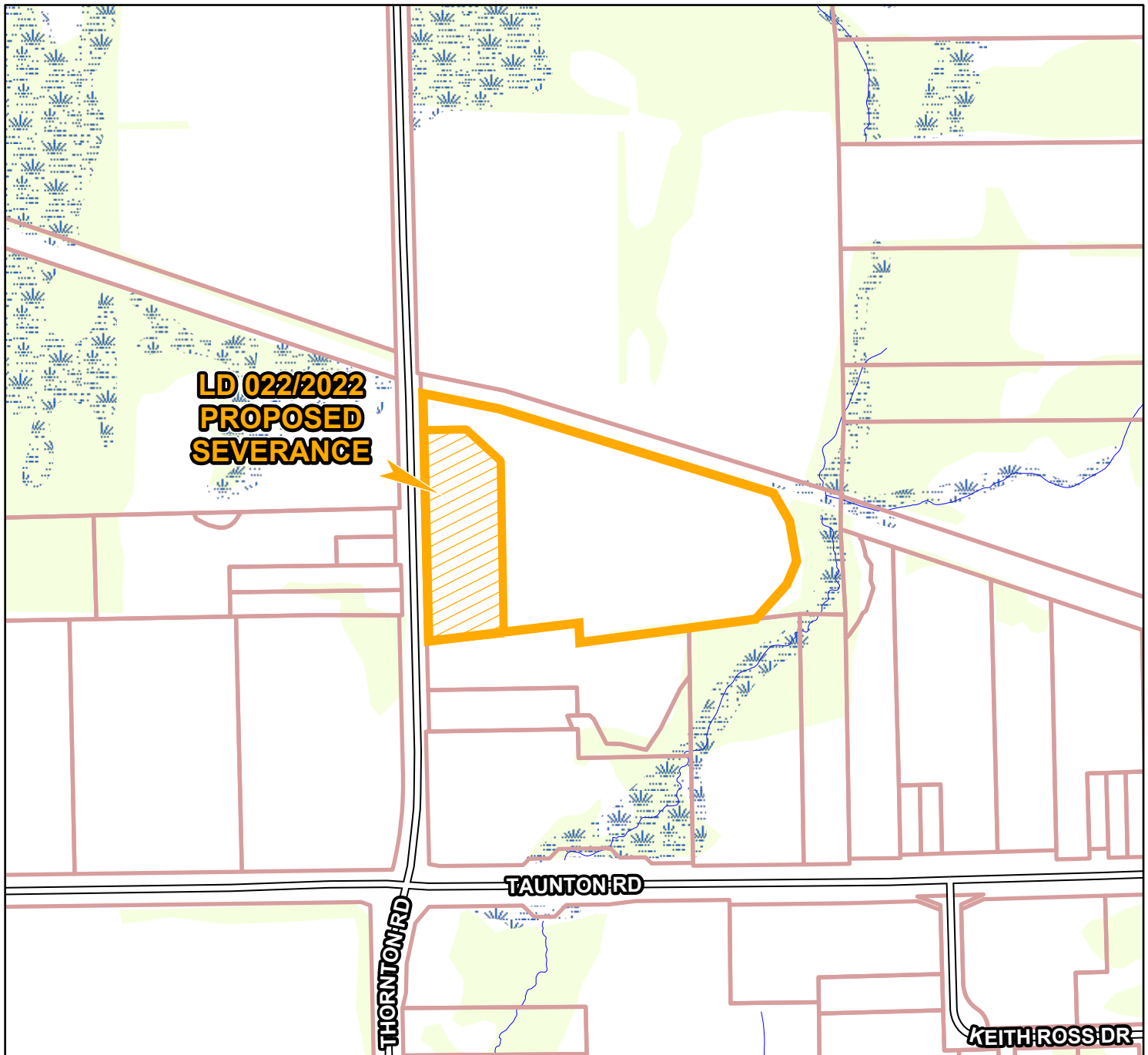
Address: 1515 THORNTON RD N, Oshawa, ON

City of Oshawa

Consent to sever a 14,461 m² industrial parcel of land, retaining a 48,730 m² industrial parcel of land. Application includes easement.

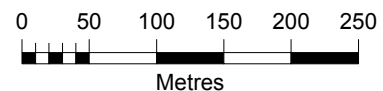


Land Division Application: LD 022/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 1515 Thornton Road North



Legend

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



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6. LD 045/2022

Owner: RIC (1515 Thornton) Inc.

Agent: D.G Biddle and Associates Ltd.

Location: Lot 16, Con. 4

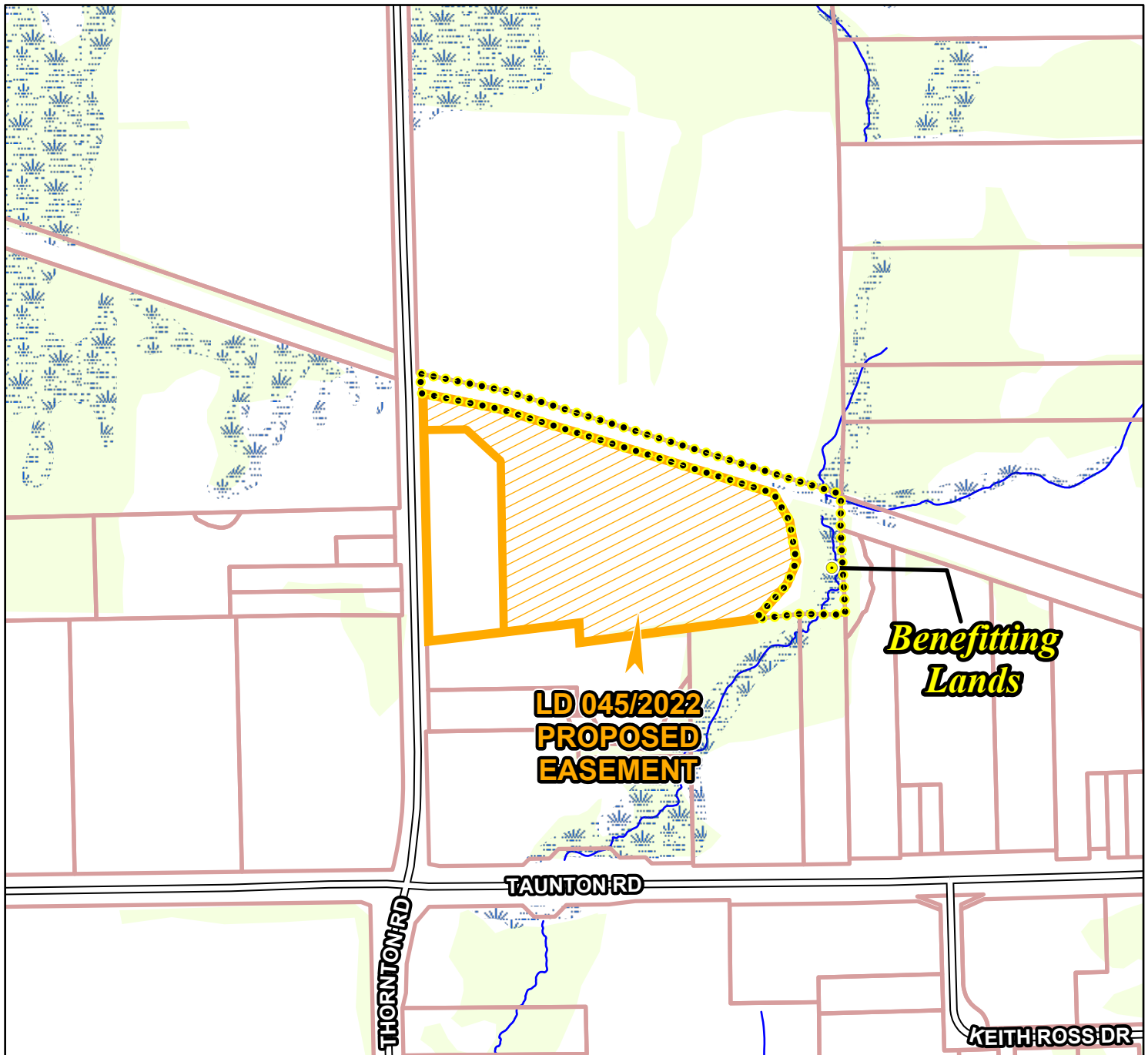
Address: 1515 THORNTON RD N, Oshawa, ON

City of Oshawa









Consent to grant a 48,730 m² blanket easement in favour of the lands to the east, retaining a 14,461m² industrial parcel of land.

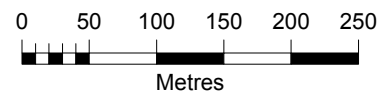


Land Division Application: LD 045/2022
Nature of Application: Proposed Easement of Land
Municipality: City of Oshawa
Address: 1515 Thornton Road North



Legend

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



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7. LD 042/2022

Owner: Frank Molinaro

Agent: Grant Morris Associates Ltd.

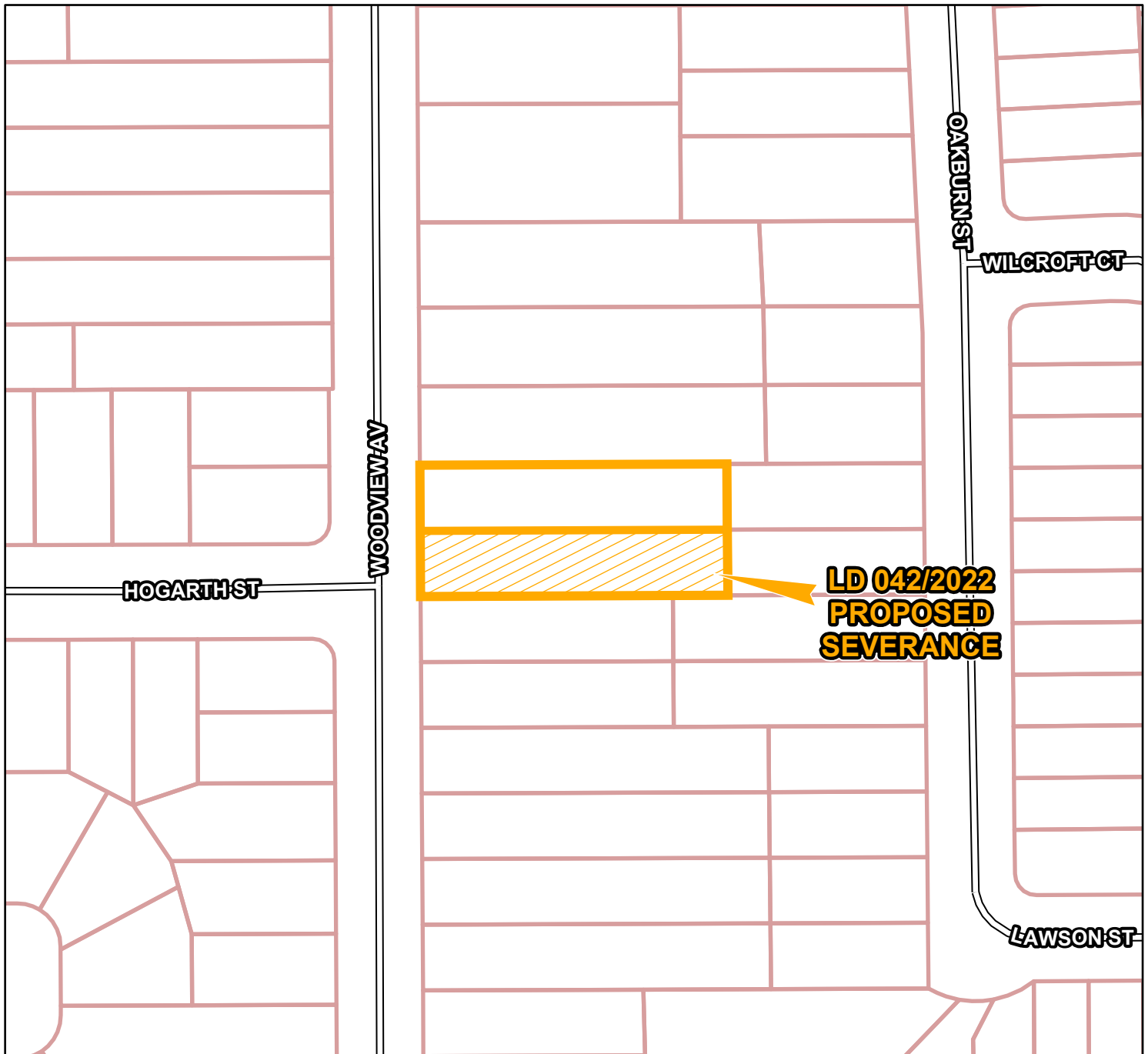
Location: Lot 34, Con. 1

Address: 1771 WOODVIEW AVE, Pickering,
City of Pickering

Consent to sever a 1,066 m² residential parcel of land, retaining a vacant 1,086 m² residential parcel of land. Existing dwelling is to remain.



Land Division Application: LD 042/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1771 Woodview Avenue



Legend



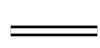
Subject Land



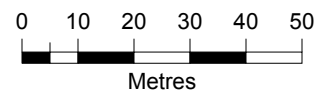
Retained Land



Parcel



Road



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8. LD 043/2022

Owner: Gordon Scadding Seniors Development Ltd.

Agent: The Biglieri Group Ltd.

Location: Lot 23, BFC

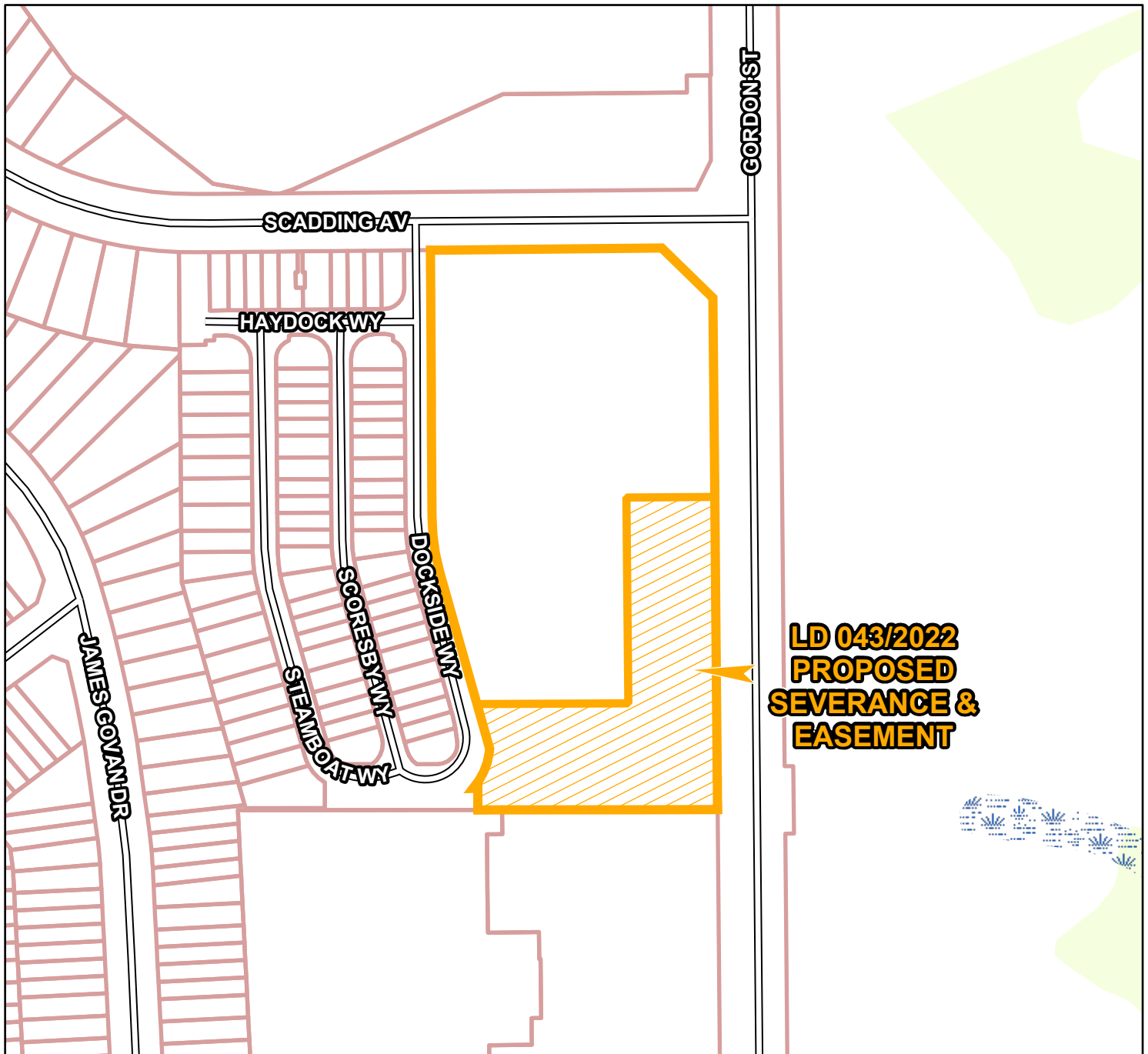
Address: 1 SCADDING AVE, Whitby, ON

Town of Whitby

Consent to sever a vacant 0.511 HA residential parcel of land retaining a vacant 1.249 HA residential parcel of land. Application includes easement.



Land Division Application: LD 043/2022
Nature of Application: Proposed Severance and Easement of Land
Municipality: Town of Whitby
Address: 1 Scadding Avenue



**LD 043/2022
PROPOSED
SEVERANCE &
EASEMENT**

Legend



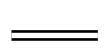
Subject Land



Retained Land



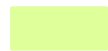
Parcel



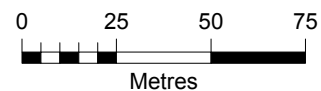
Road



Wetland



Vegetation



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9. LD 044/2022

Owner: Gordon Scadding Seniors Development Ltd.

Agent: The Biglieri Group Ltd.

Location: Lot 29, BFC

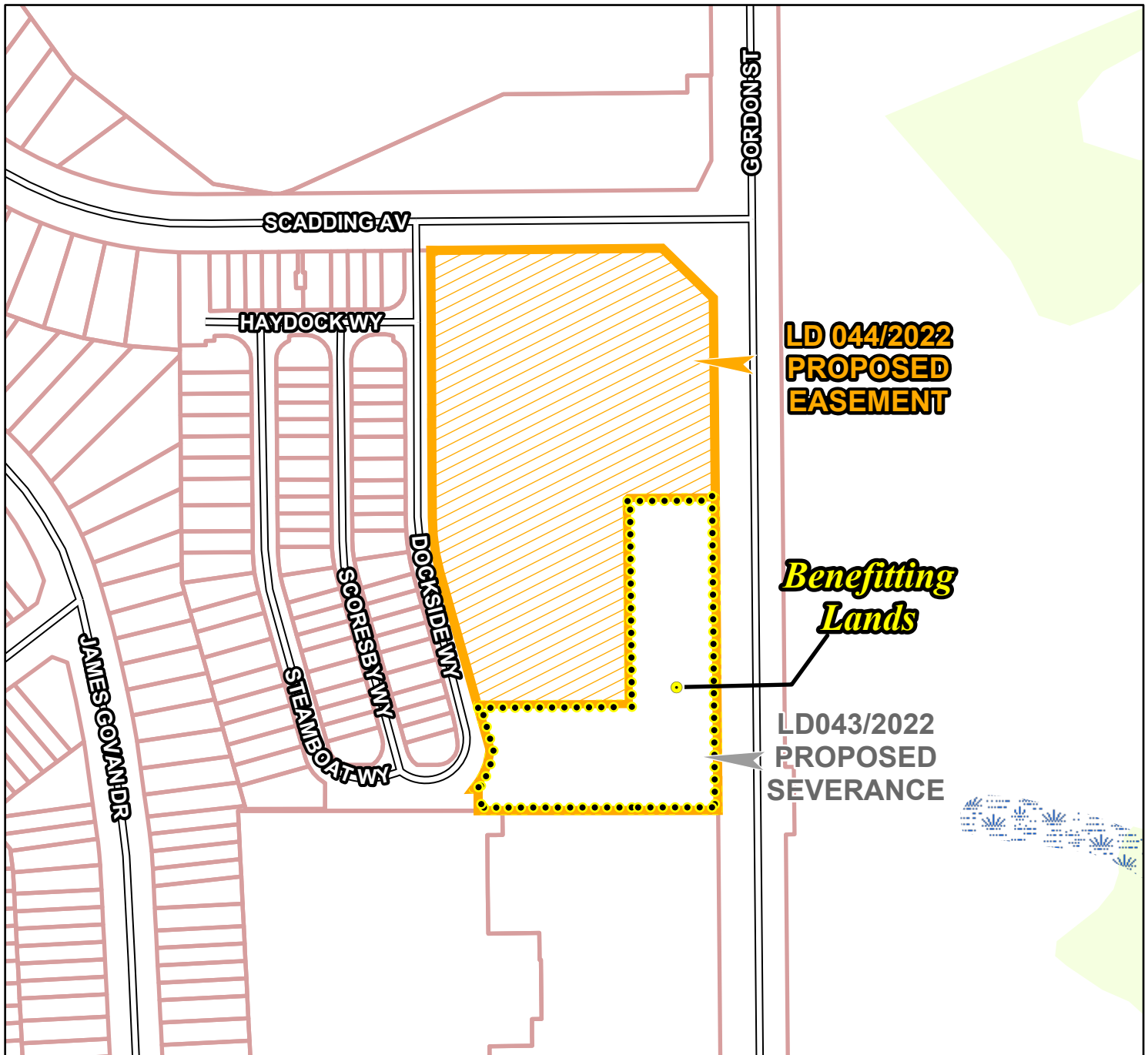
Address: 1 SCADDING AVE, Whitby, ON

Town of Whitby

Consent to grant a 0.511 HA access and servicing easement in favour of the lands to the south, retaining a 1.249 HA residential parcel of land.

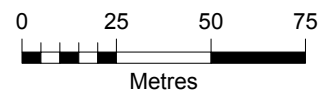


Land Division Application: LD 044/2022
Nature of Application: Proposed Easement of Land
Municipality: Town of Whitby
Address: 1 Scadding Avenue



Legend

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



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10. LD 046/2022

Owner: Nancy Trolly
Richard Trolly

Agent: Richard Trolly

Location: Lot 31, Con. 7

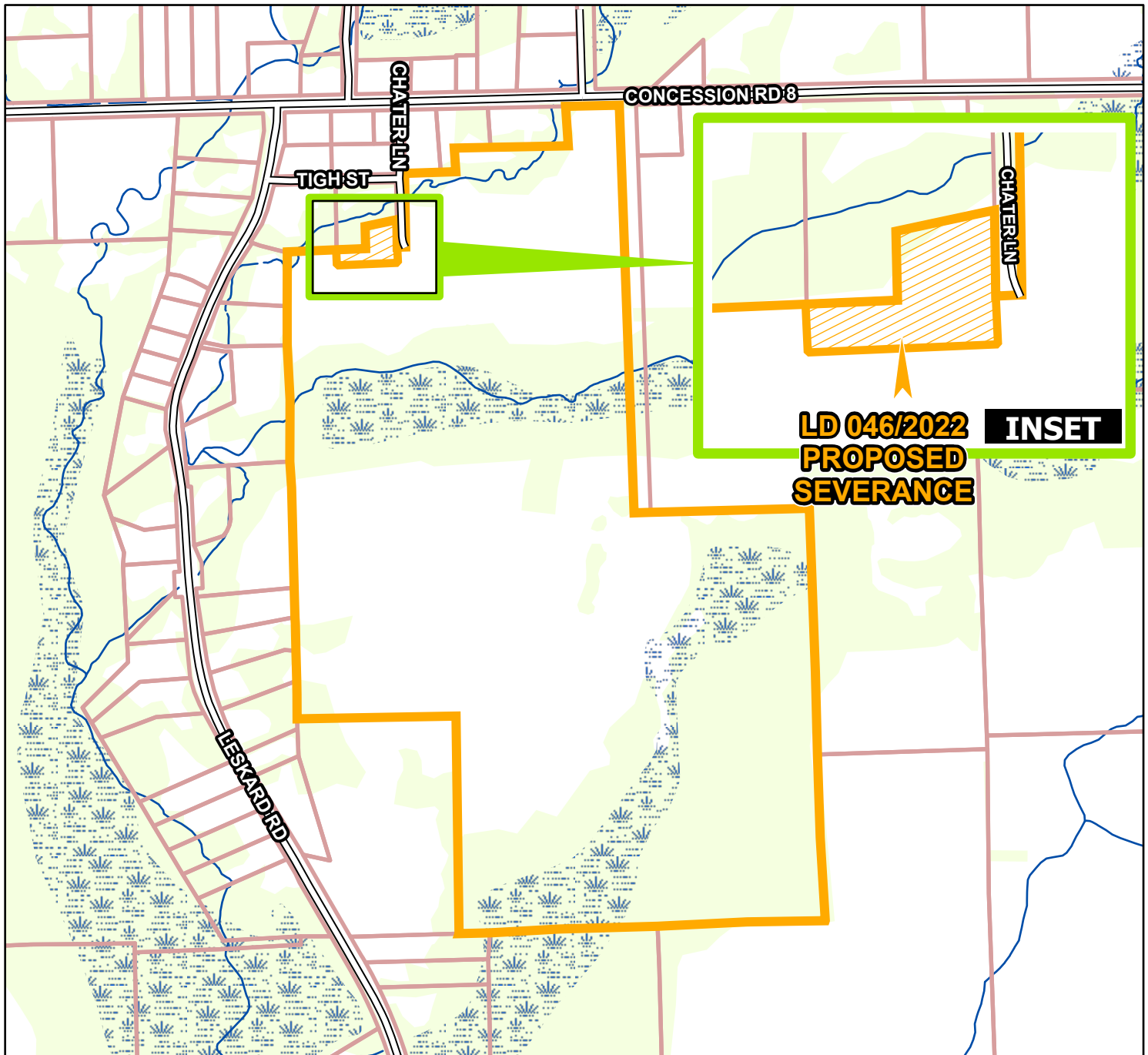
Address: 24 CHATER LANE, Clarington, ON

Municipality of Clarington

Consent to sever a 0.255 HA hamlet lot with an existing dwelling to remain, retaining a 31 HA agricultural parcel of land with an existing barn and shed to remain.

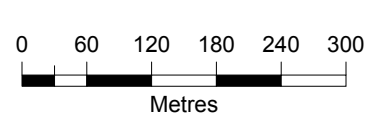


Land Division Application: LD 046/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 24 Chater Lane, Leskard



Legend

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



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11. LD 047/2022

Owner: Ahmed Choudhury

Wara Choudhury

Agent: Imran Khan

Location: Lot 6, Block D

Address: 681 PLEASANT ST, Pickering,

City of Pickering

Consent to sever a 505.11 m² residential parcel of land, retaining a 505.11 m² residential parcel of land for future development. Existing dwelling is to be demolished.



Land Division Application: LD 047/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 681 Pleasant Street



Legend



Subject Land



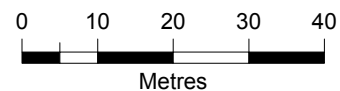
Retained Land



Parcel



Road



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12. LD 048/2022

Owner: 1494339 Ontario Limited

Agent: H. F. Grander Co. Ltd.

Location: Lot 11, Con. 1

Address: 27 DUKE ST, Clarington, ON

Municipality of Clarington

Consent to sever a 504 m² residential parcel of land, retaining a 504 m² residential parcel of land for future development.



Land Division Application: LD 048/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 27 Duke Street, Bowmanville



Legend



Subject Land



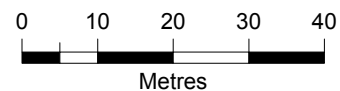
Retained Land



Parcel



Road



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13. LD 049/2022

Owner: 1317871 Ontario Limited

Agent: H. F. Grander Co. Ltd.

Location: Lot 11, Con. 1

Address: 18 DURHAM ST, Clarington, ON

Municipality of Clarington

Consent to sever a 356 m2 residential parcel of land retaining a 366 m2 residential parcel of land for future development.



Land Division Application: LD 049/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 18 Durham Street, Bowmanville



Legend



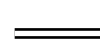
Subject Land



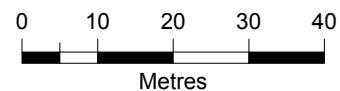
Retained Land



Parcel



Road



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14. LD 050/2022

Owner: Seaton TFPM Inc.

Agent: Korsiak Urban Planning

Location: Lot 19, Con. 5

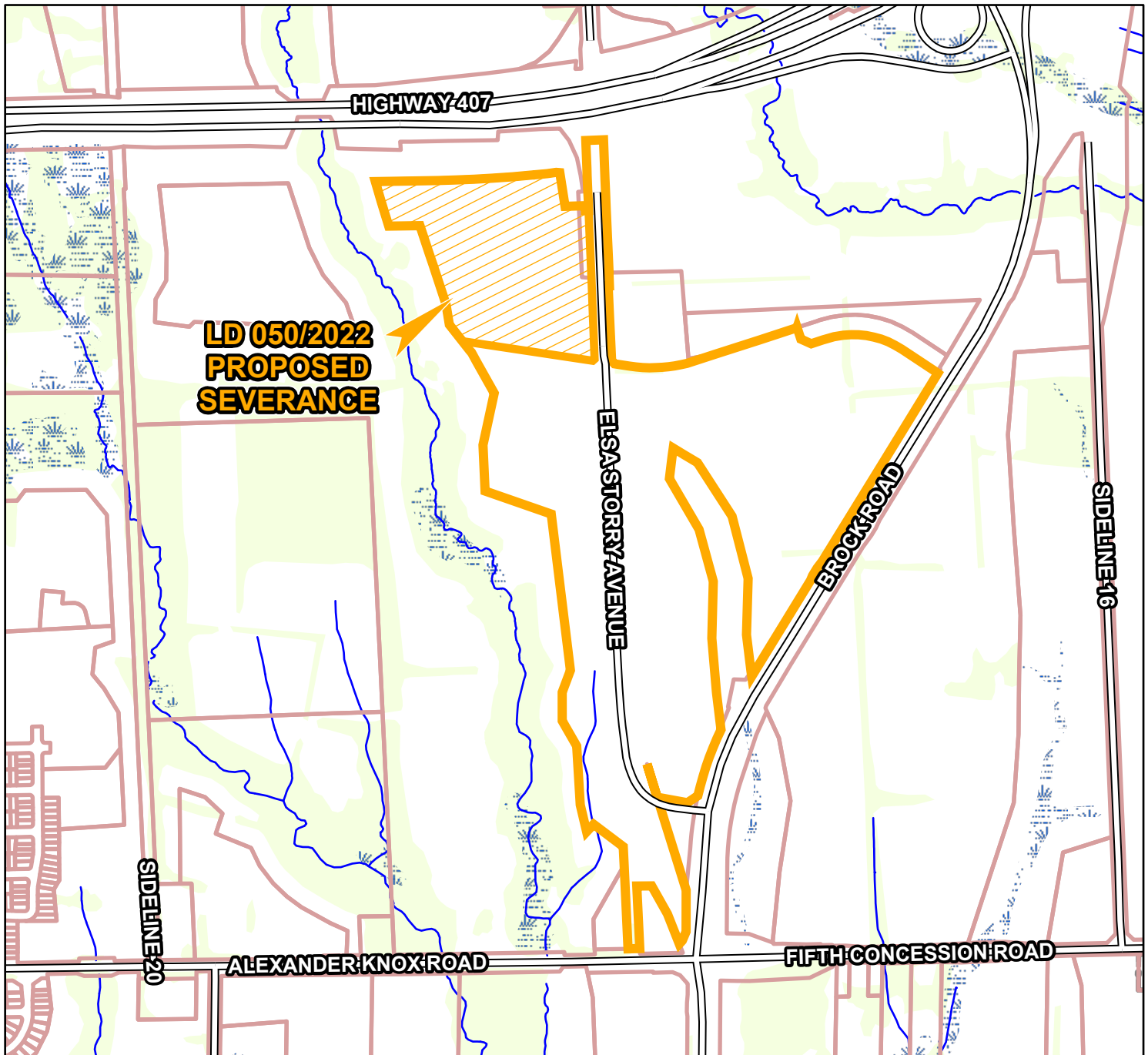
Address: BROCK RD, Pickering, ON

City of Pickering

Consent to sever a vacant 8.26 HA industrial parcel of land retaining a 38.37 HA industrial parcel of land for future development.



Land Division Application: LD 050/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: Elsa Storry Avenue



Legend



Subject Land



Retained Land



Parcel



Road



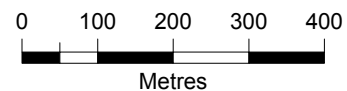
Wetland



Vegetation



Watercourse



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15. LD 051/2022

Owner: 8831467 Canada Limited

Agent: 8831467 Canada Limited

Location: Lot 32, Range 3

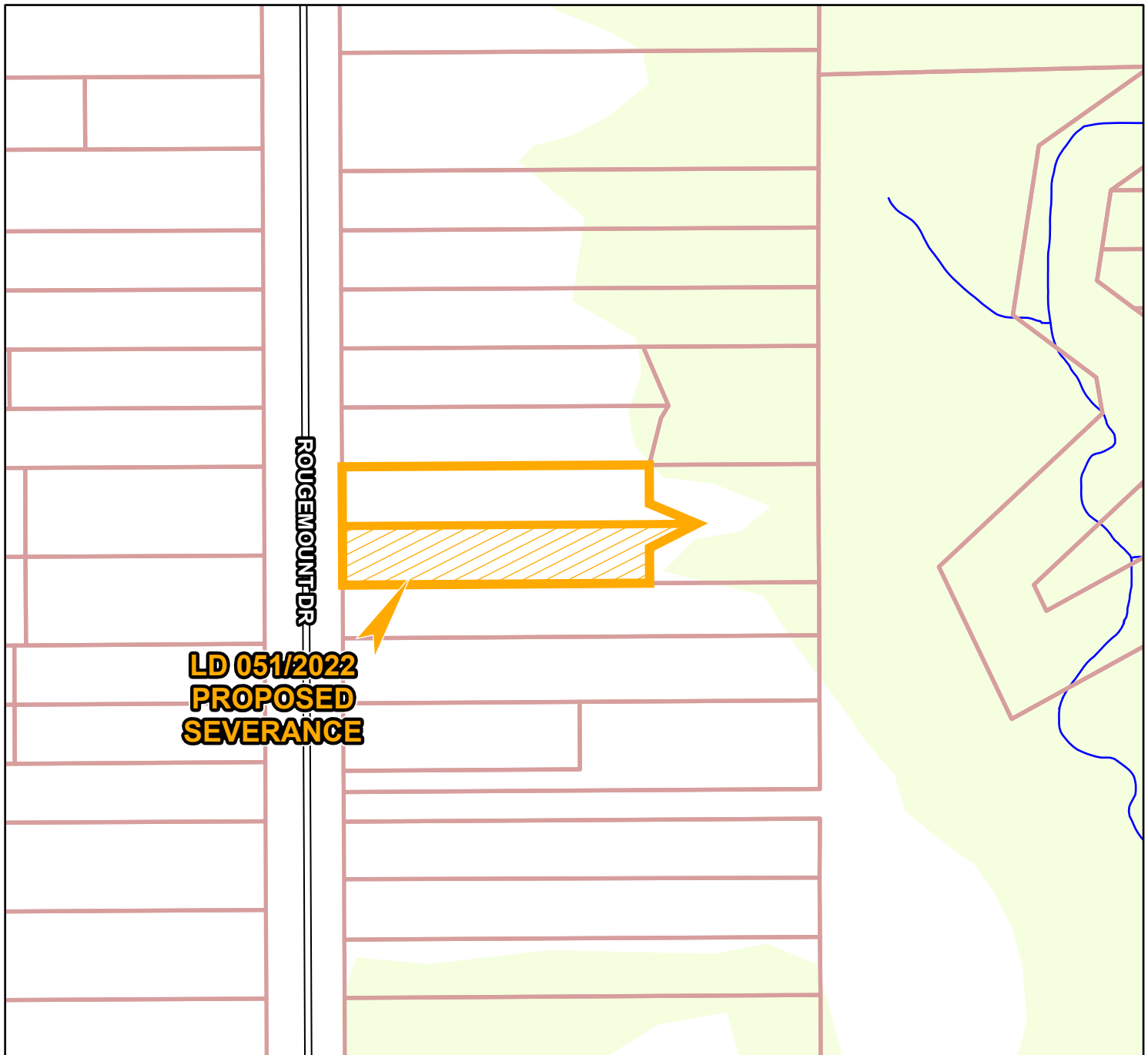
Address: 1421 ROUGEMOUNT DR, Pickering, ON

City of Pickering

Consent to sever a 1,167.08 m² residential parcel of land, retaining a 1,167.08 m² residential parcel of land. Existing dwelling is to be demolished.



Land Division Application: LD 051/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1421 Rougemount Drive



Legend



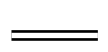
Subject Land



Retained Land



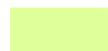
Parcel



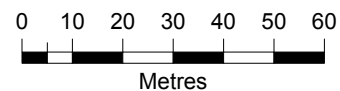
Road



Watercourse



Vegetation



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Data Sources:

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Not a plan of survey.

16. LD 052/2022

Owner: 2718155 Ontario Inc.

2850293 Ontario Inc.

Agent: WSP Canada Inc.

Location: Lot 29, BFC

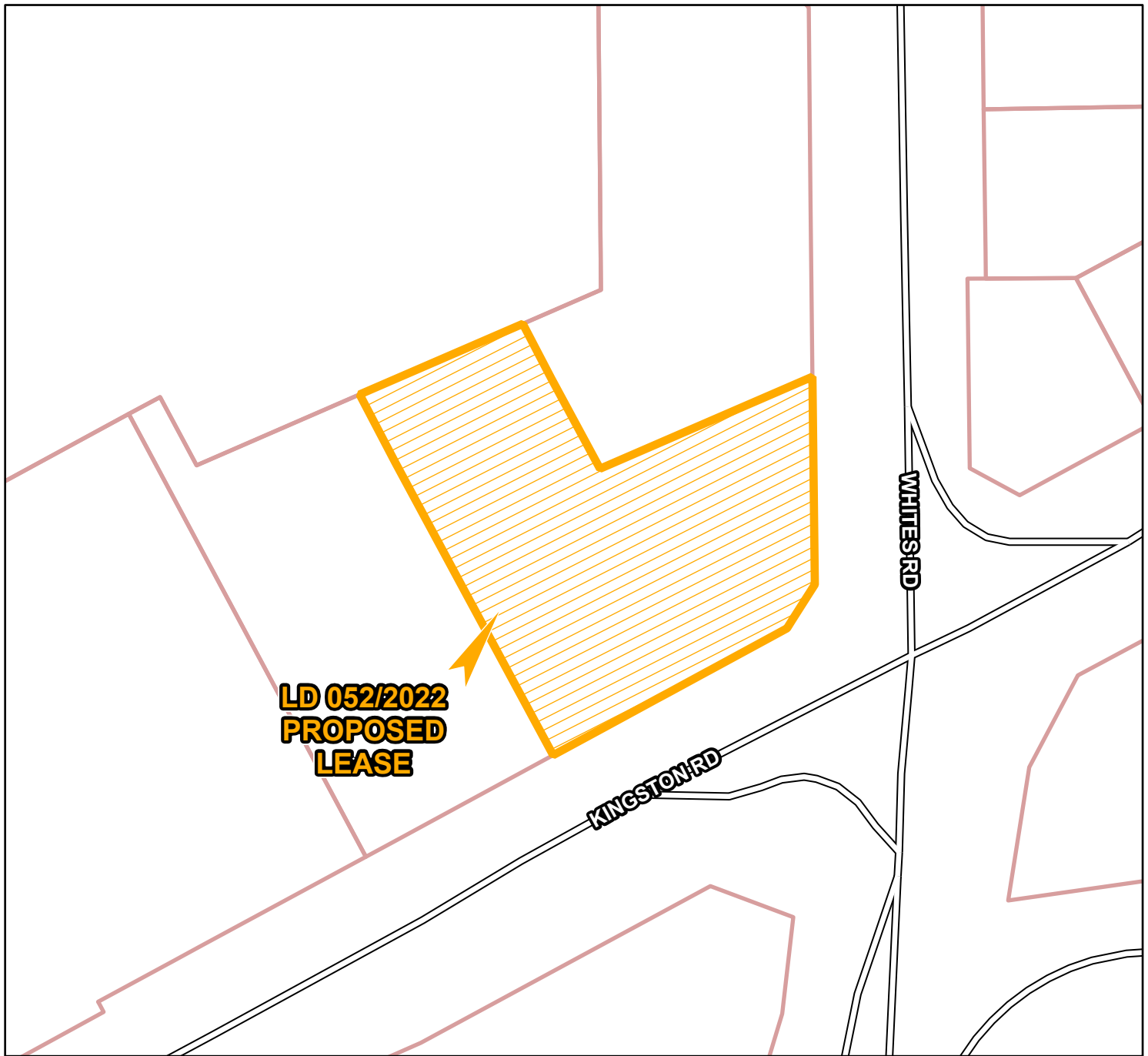
Address: 690 KINGSTON RD, Pickering, ON

City of Pickering

Consent to grant a lease over a 7,308.9 m2 commercial parcel of land.



Land Division Application: LD 052/2022
Nature of Application: Proposed Lease of Land
Municipality: City of Pickering
Address: 690 Kingston Road



Legend



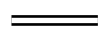
Subject Land



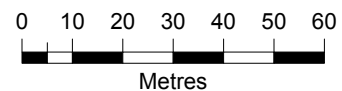
Retained Land



Parcel



Road



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17. LD 053/2022

Owner: Isabel Rauh-Wasmund
Shane Wasmund

Agent: Isabel Rauh-Wasmund

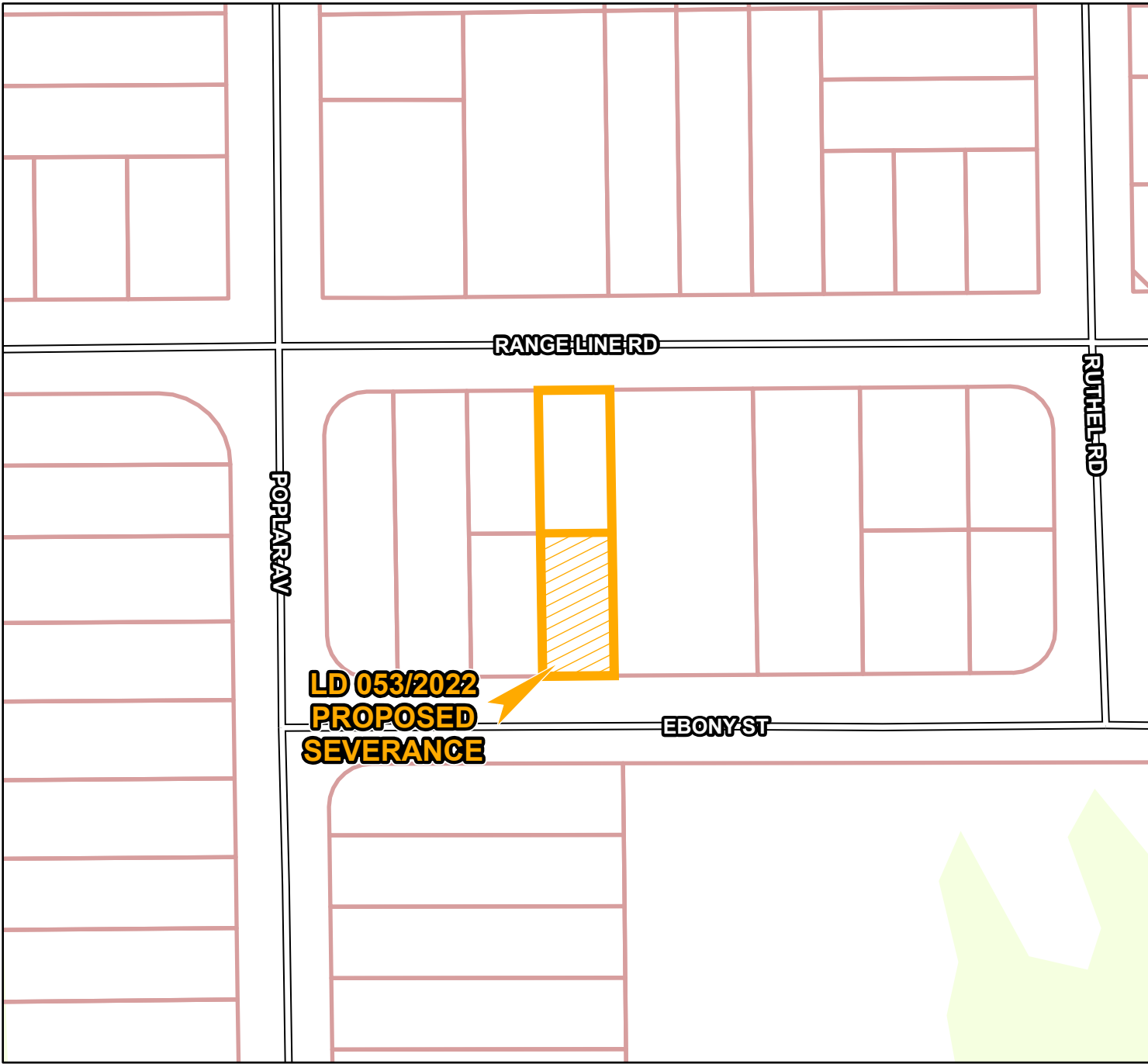
Location: Lot 6, Range 2

Address: 2925 RANGE LINE RD, Ajax, ON
Town of Ajax

Consent to sever a vacant 469.85 m² residential parcel of land, retaining a 467.11 m² residential parcel of land with an existing dwelling to remain.

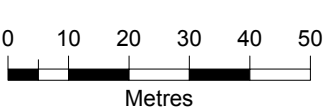


Land Division Application: LD 053/2022
Nature of Application: Proposed Severance of Land
Municipality: Town of Ajax
Address: 2925 Range Line Road



Legend

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



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Not a plan of survey.

6. Date of Next Meeting: June 6, 2022

7. Adjournment