



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, June 6, 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 May 9, 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
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1.	LD 055/2022
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Owner: Kurt Zauerhagen

Agent: James Church

Location: Lot 3, PLN N675

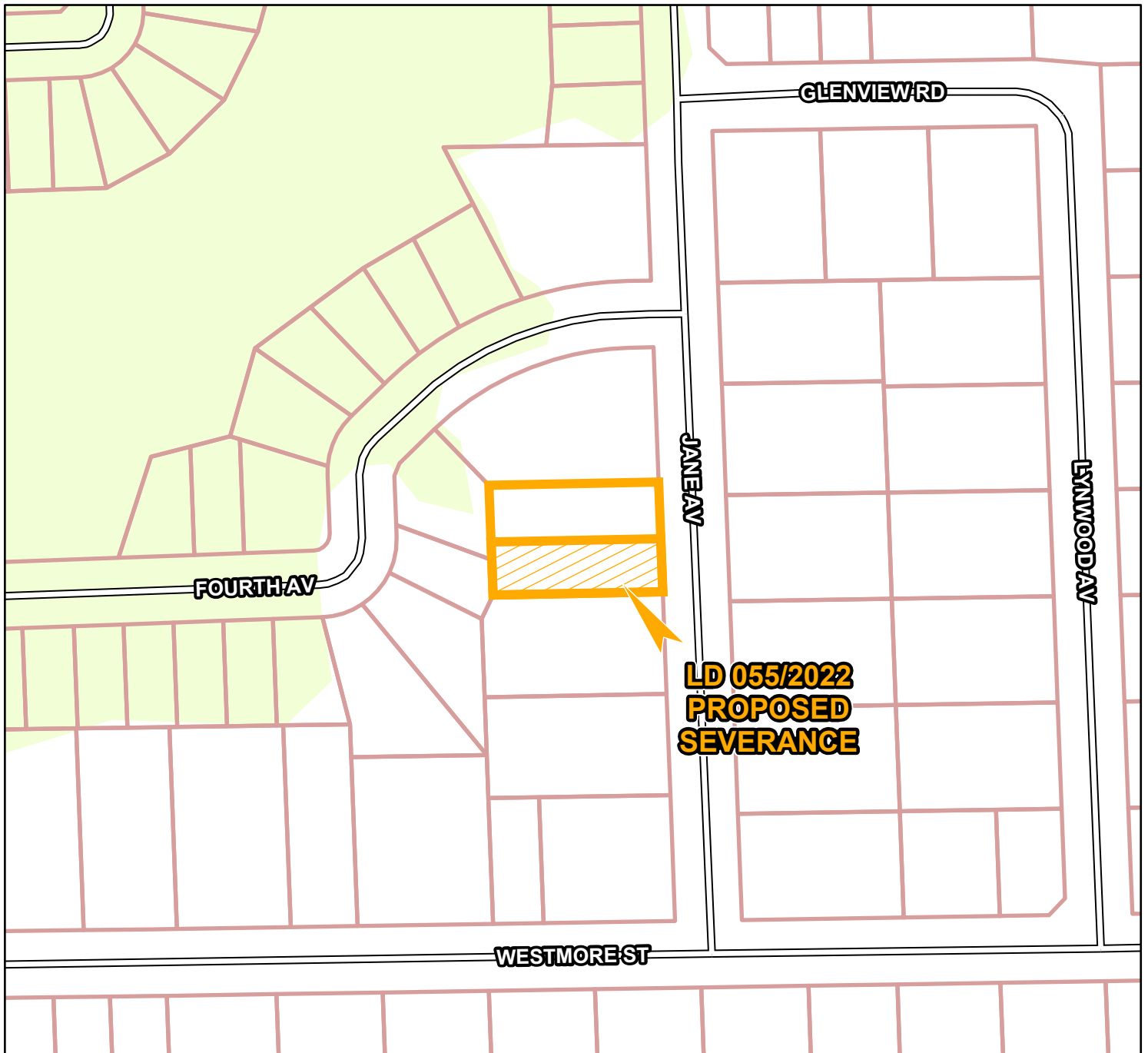
Address: 18 JANE AVE, Clarington, ON

Municipality of Clarington

Consent to sever a 819.2 m2 residential parcel of land, retaining a 873.8 m2 residential parcel of land with an existing dwelling to remain.



Land Division Application: LD 055/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 18 Jane Avenue, Courtice



Legend



Subject Land



Retained Land



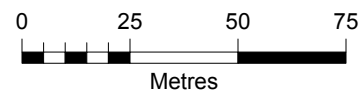
Parcel



Road



Vegetation



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2. LD 056/2022

Owner: 12588871 Canada Inc.

Agent: 12588871 Canada Inc.

Location: Lot 3, BLK 17

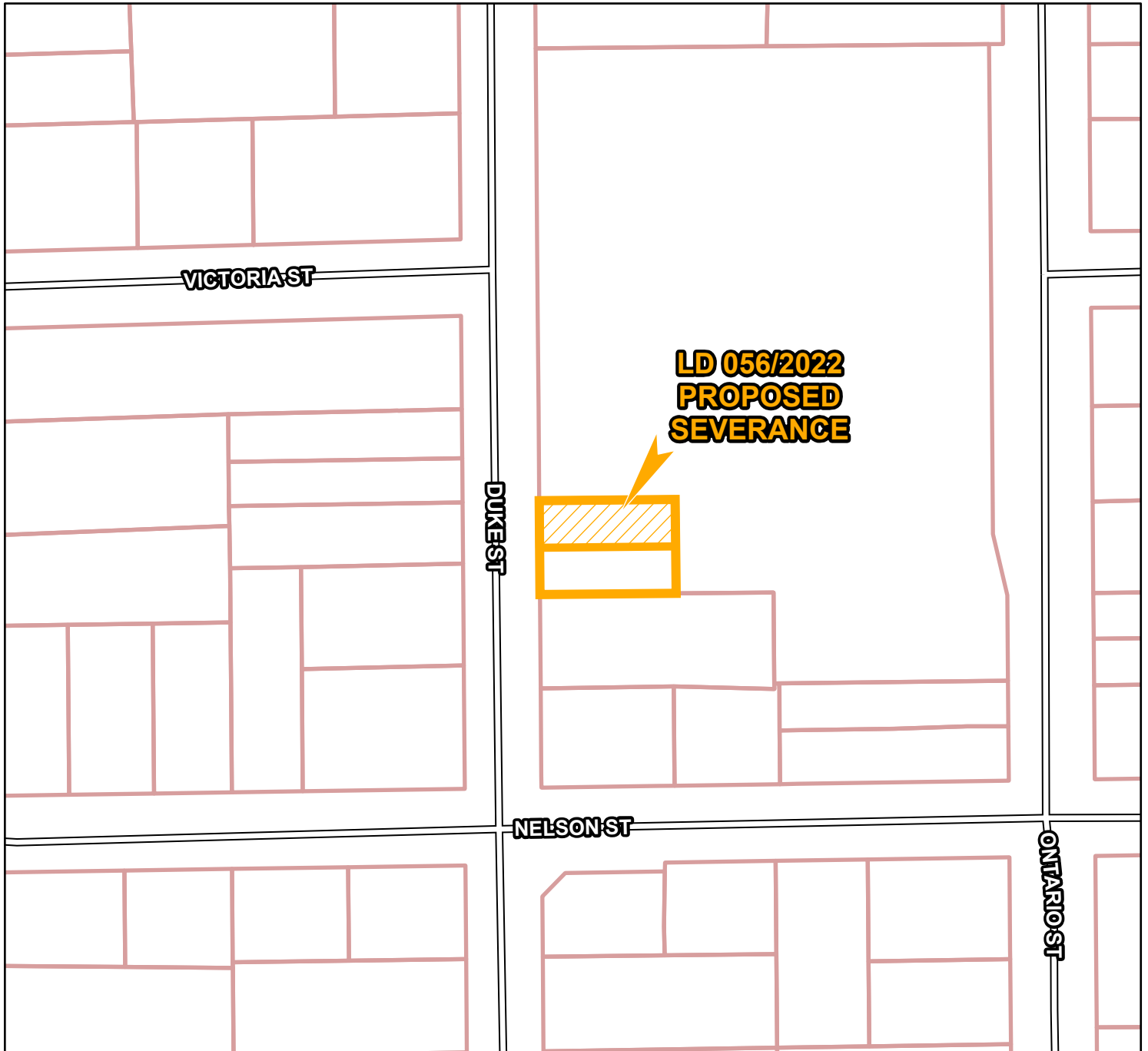
Address: 53 DUKE ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 295.66 m² residential parcel of land retaining a vacant 296 m² residential parcel of land for future development.



Land Division Application: LD 056/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 53 Duke Street, Bowmanville



Legend



Subject Land



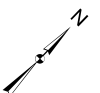
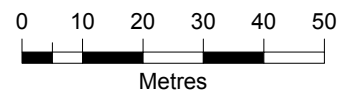
Retained Land



Parcel



Road



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3. LD 057/2022

Owner: Heather Horsley

Steven Horsley

Agent: Heather Horsley

Location: Lot 28, Conc. 6

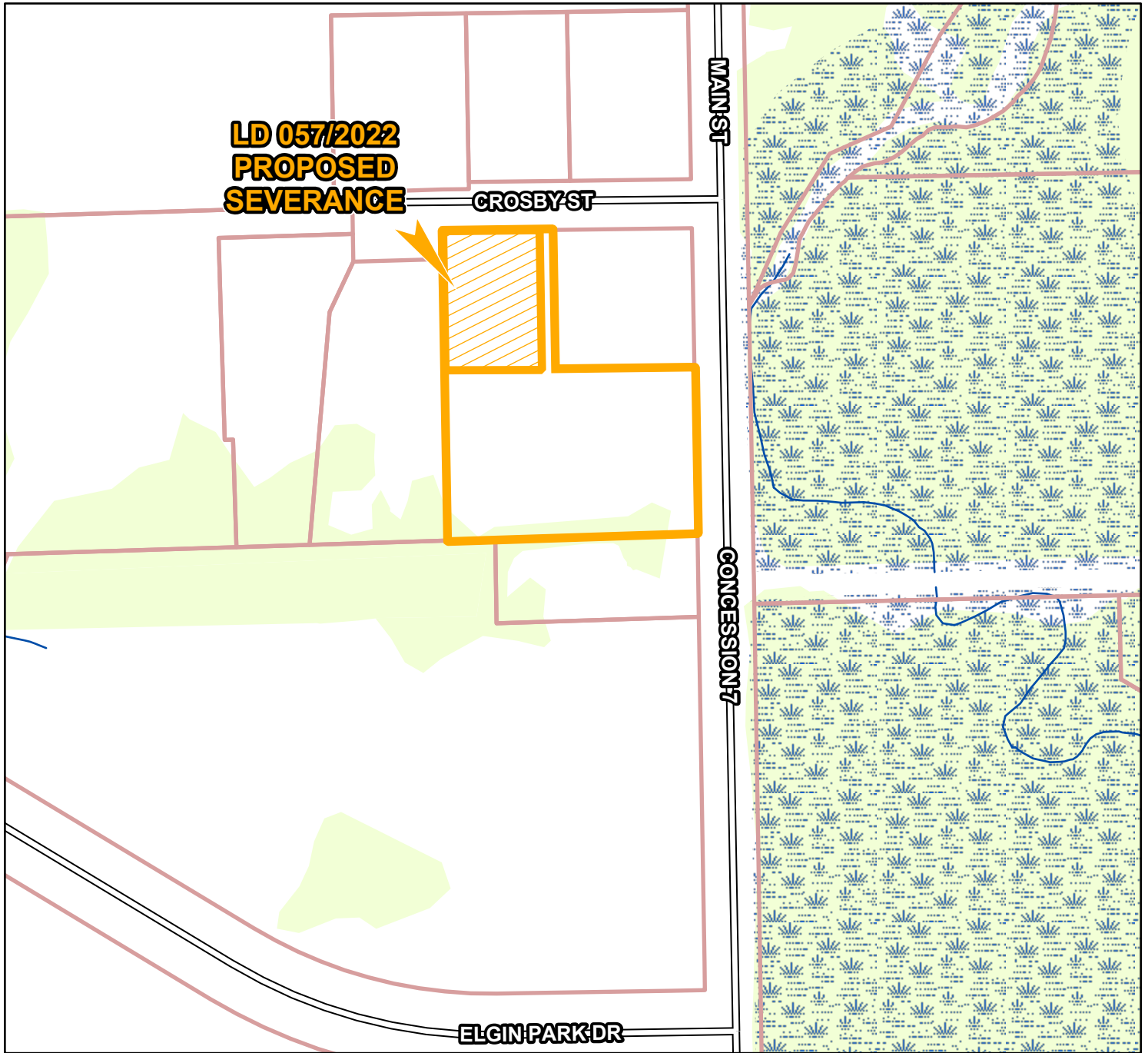
Address: 3 CROSBY ST, Uxbridge, ON

Township of Uxbridge

Consent to sever a 1,753.11 m² non-farm related rural residential parcel of land, retaining a 5,731.40 m² non-farm rural residential parcel of land.



Land Division Application: LD 057/2022
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 3 Crosby Street



Legend



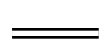
Subject Land



Retained Land



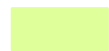
Parcel



Road



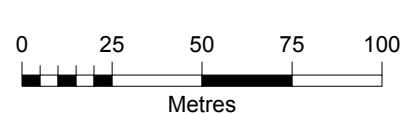
Wetland



Vegetation



Watercourse



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4. LD 058/2022

Owner: Jennifer Elane Koenen

Agent: H. F. Grander Co. Ltd.

Location: Lot 16, Conc. 4

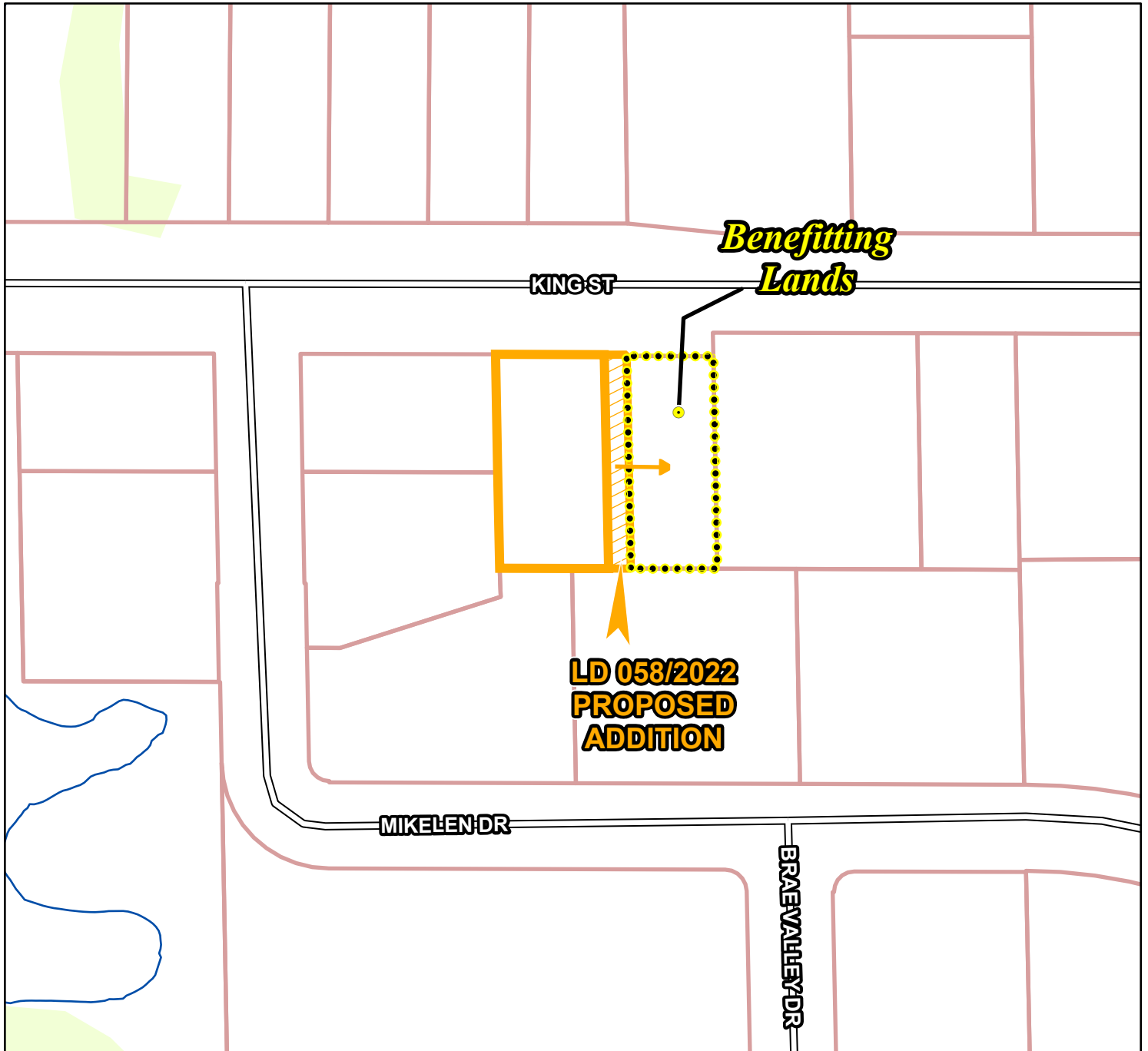
Address: 1540 KING ST, Scugog, ON

Township of Scugog

Consent to add a vacant a 257 m² residential parcel of land, retaining a 1,257 m² residential parcel of land with an existing dwelling to remain.



Land Division Application: LD 058/2022
Nature of Application: Proposed Addition of Land
Municipality: Township of Scugog
Address: 1540 King Street, Port Perry



Legend



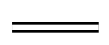
Subject Land



Retained Land



Parcel



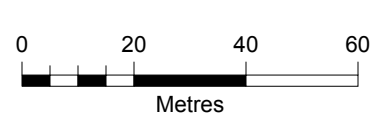
Road



Benefitting Lands



Watercourse



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5. LD 059/2022

Owner: Harold Ray & Mary Lynn Guthrie

Agent: Fieldgate Developments

Location: Lot 32, Con. 3

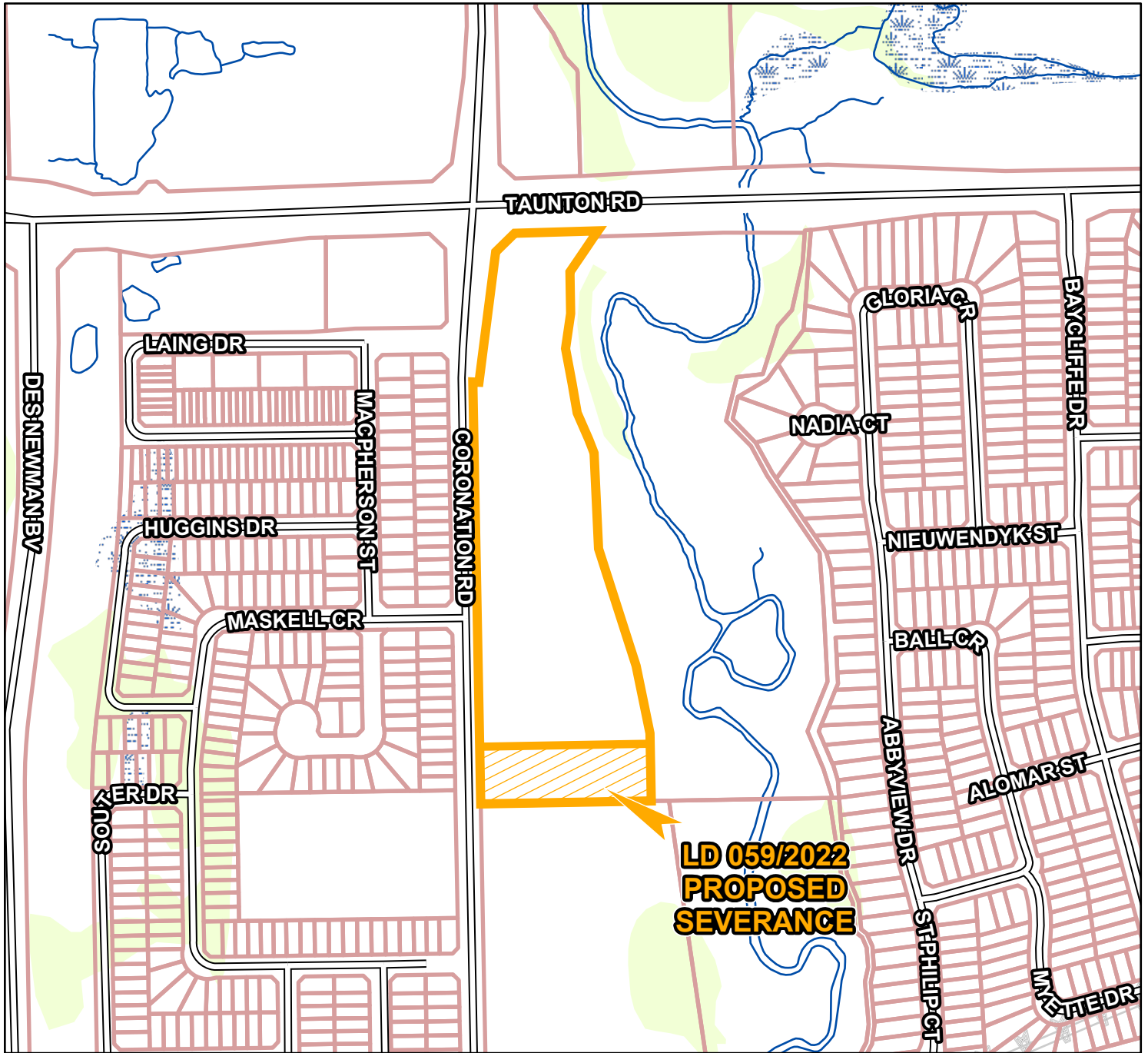
Address: 3825 CORONATION RD, Whitby, ON

Town of Whitby

Consent to sever a vacant 0.724 HA agricultural parcel of land, retaining a 4.545 HA agricultural parcel of land with an existing structure to remain.



Land Division Application: LD 059/2022
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 3825 Coronation Road



Legend



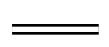
Subject Land



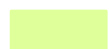
Retained Land



Parcel



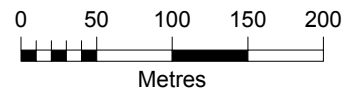
Road



Vegetation



Watercourse



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6. LD 060/2022

Owner: Carl James Lowery

Agent: Municipal Solutions Inc.

Location: Lot 22 & 23 Conc. 6

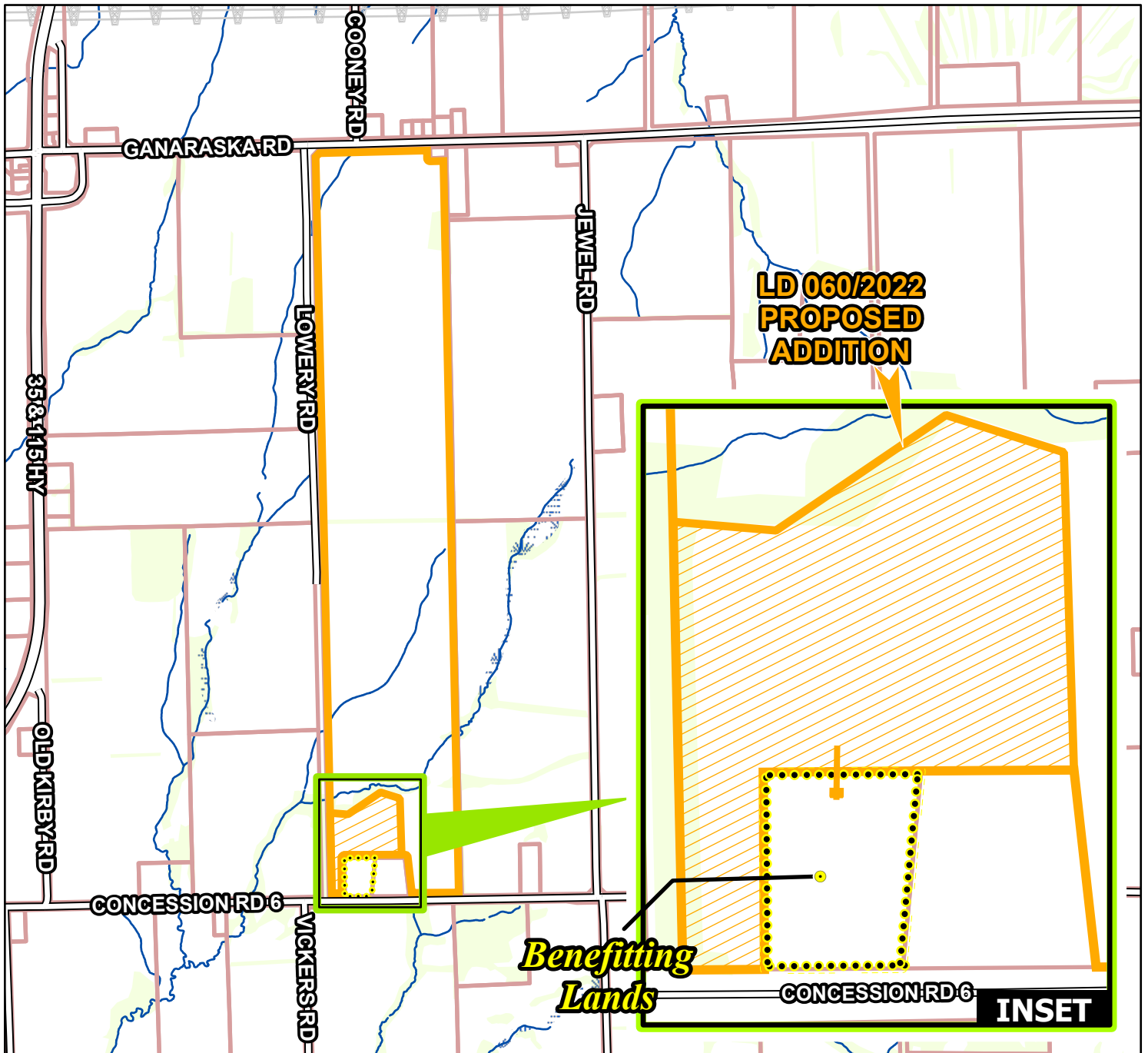
Address: 6765 LOWERY RD, Clarington, ON

Municipality of Clarington

Consent to add a vacant 3.98 HA Agricultural parcel of land to the south, retaining a vacant 74.17 HA agricultural parcel of land.



Land Division Application: LD 060/2022
Nature of Application: Proposed Addition of Land
Municipality: Municipality of Clarington
Address: 6765 Lowery Road



Legend



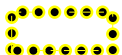
Subject Land



Retained Land



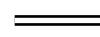
Parcel



Benefitting Lands



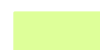
Wetland



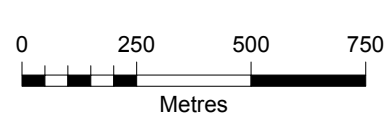
Road



Watercourse



Vegetation



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7. LD 061/2022

Owner: 2481414 Ontario Inc.

Agent: Mark Shepherd

Location: Lot 5, Con. BFC

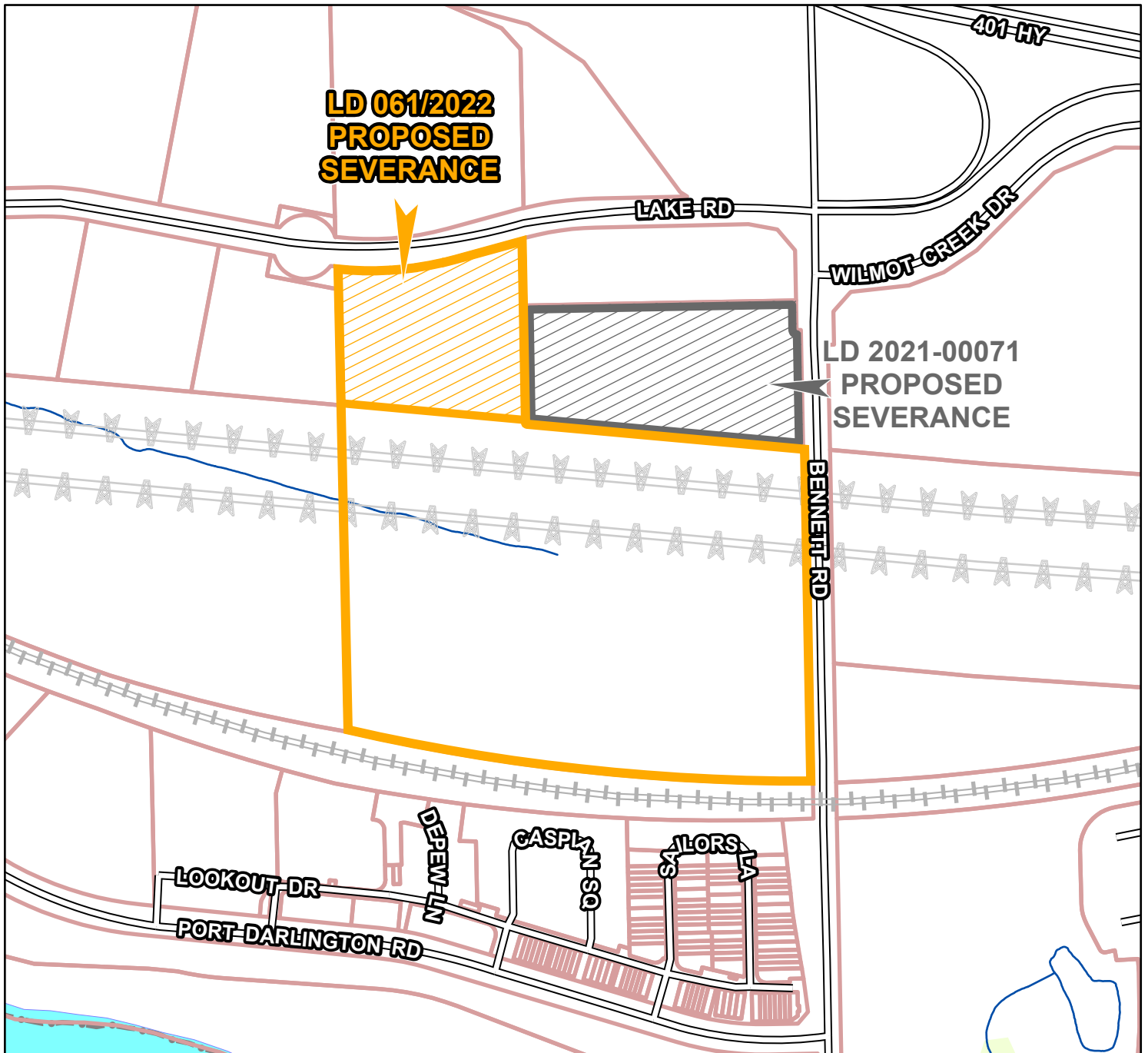
Address: 318 BENNETT RD, Clarington, ON

Municipality of Clarington







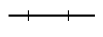


Consent to sever a vacant 2.15 HA industrial parcel of land, retaining a vacant 11.30 HA industrial parcel of land.

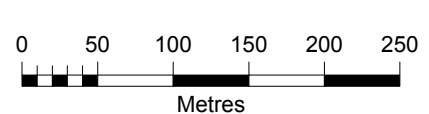


Land Division Application: LD 061/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 318 Bennett Road, Bowmanville



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  LD 2021-00071 |
|  Lake/Pond |  Road |
|  Railway |  Hydro Line |
| |  Watercourse |



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8. LD 062/2022

Owner: Marvel Homes Inc.

Agent: Marvel Homes Inc.

Location: Lot 33, Con. BF

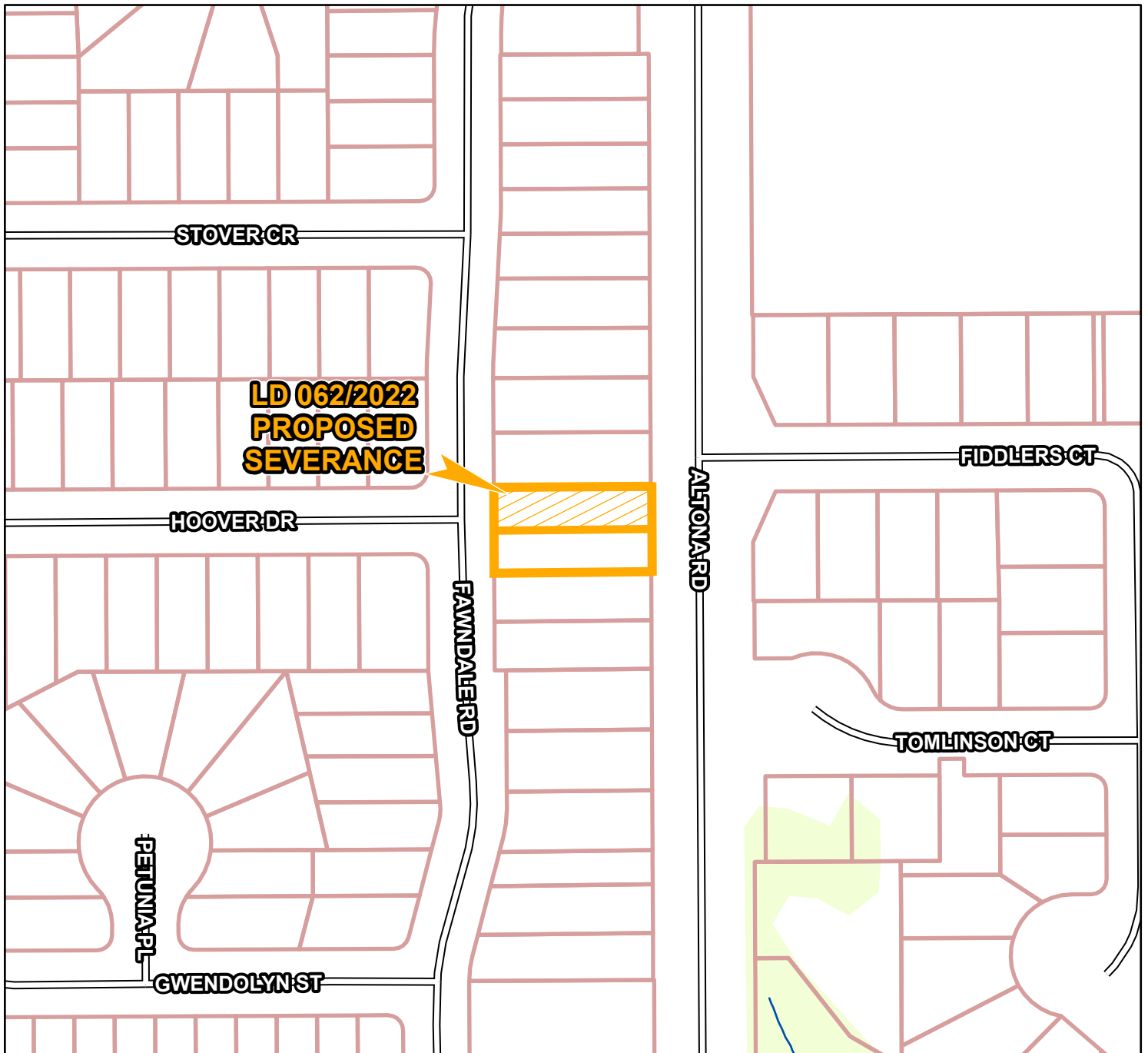
Address: 1424 ALTONA RD, Pickering, ON

City of Pickering







Consent to sever a 609.3 m² residential parcel of land, retaining a 609.28 m² with existing dwelling to be demolished.

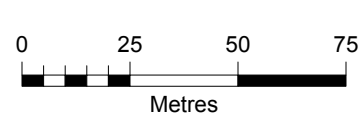


Land Division Application: LD 062/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1424 Altona Road



Legend

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



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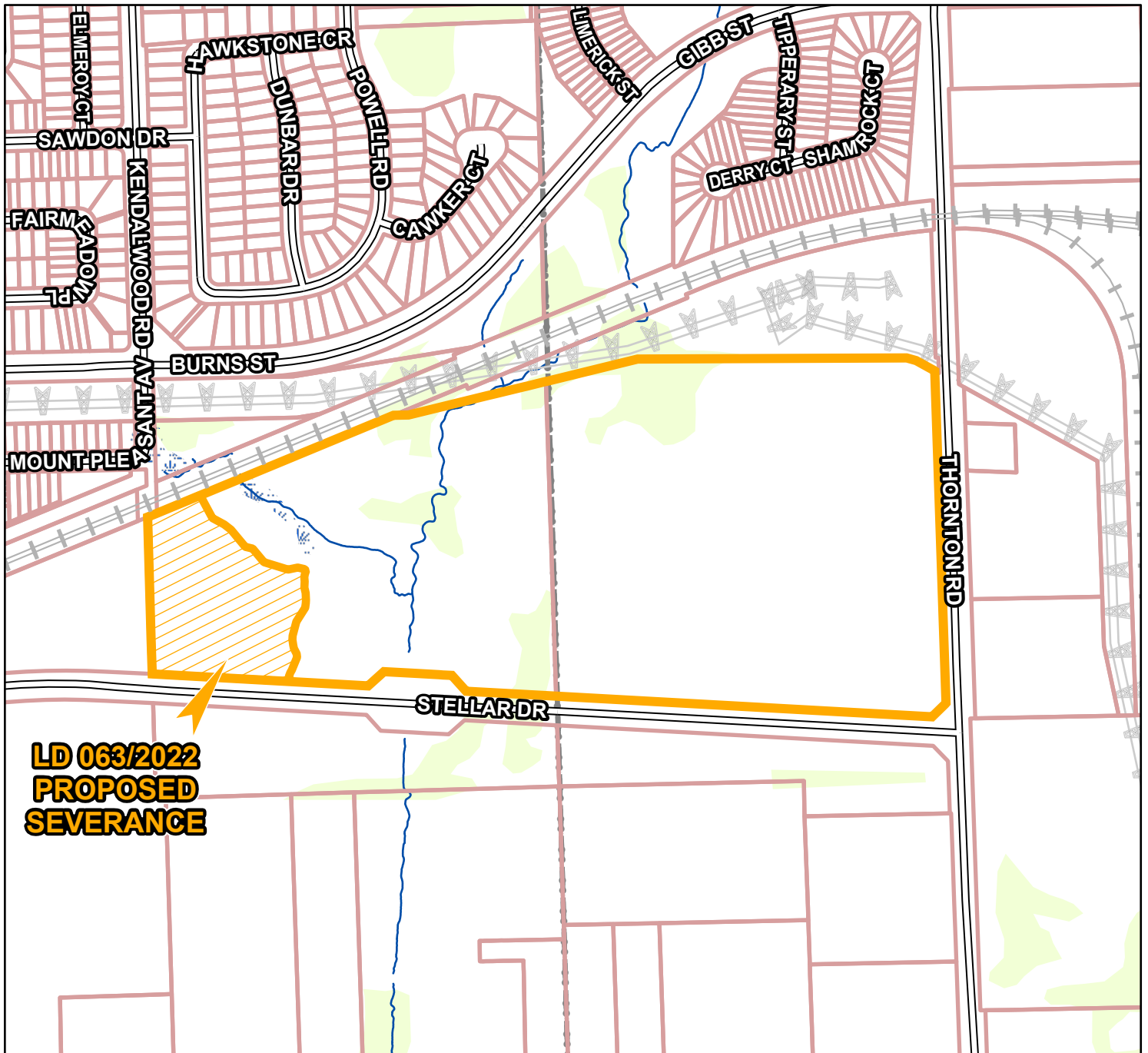
9. LD 063/2022

Owner: Halloway Developments Limited
Agent: GHD Ltd. C/O Samantha Chow
Location: Lot 17, 18, Conc. 1
Address: THORNTON RD S, Whitby, ON
Town of Whitby

Consent to sever a vacant 2.33 HA industrial parcel of land, retaining a 22.4 HA industrial parcel of land.



Land Division Application: LD 063/2022
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: Stellar Drive and Thornton Road South



Legend



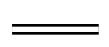
Subject Land



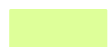
Retained Land



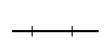
Parcel



Road



Vegetation



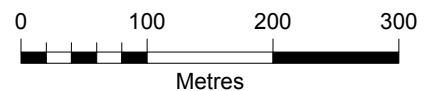
Railway



Watercourse



Hydro Line



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10. LD 064/2022

Owner: Bradley Bradshaw

Agent: Bradley Bradshaw

Location: Lot 11, Con 1

Address: 123 ONTARIO ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 513 m² residential parcel of land, retaining 513 m² residential parcel of land for future development.



Land Division Application: LD 064/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 123 Ontario Street, Bowmanville



Legend



Subject Land



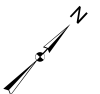
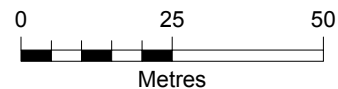
Retained Land



Parcel



Road



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6. Date of Next Meeting: July 11, 2022

7. Adjournment