



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, August 8, 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 July 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 175/2017

**Tabled: August 17, 2020**

Owner: Andrew Simanovskis

Mary Simanovskis

Agent: Andrew Simanovskis

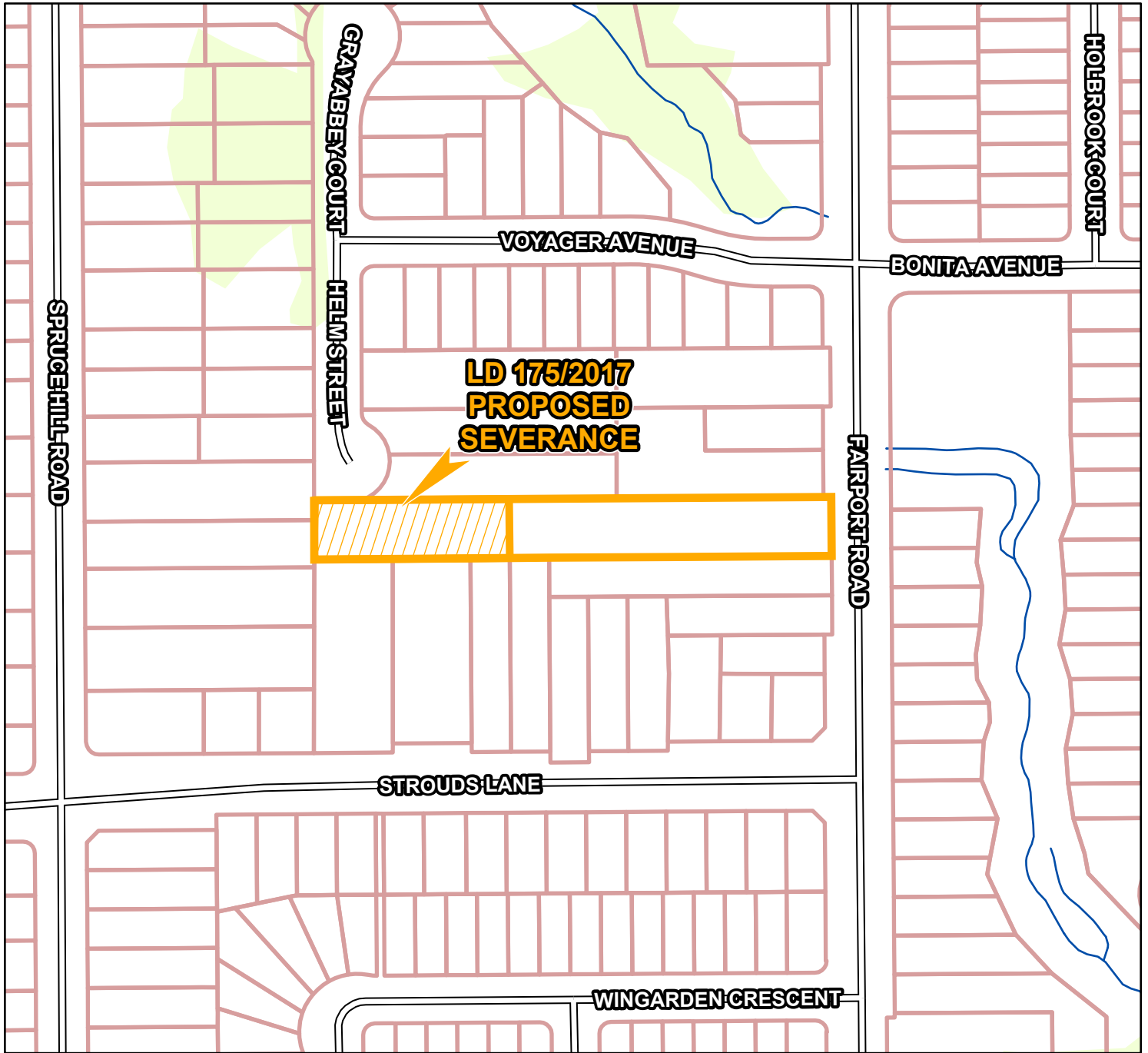
Location: Lot:27, Concession:1

Address: 1868 FAIRPORT RD, Pickering,  
City of Pickering

Consent to sever a vacant 1,746.9 m2 residential parcel of land, retaining a 2,847.7 m2 residential parcel of land with an existing dwelling.



Land Division Application: LD 175/2017  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1868 Fairport Road



Legend



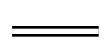
Subject Land



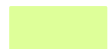
Retained Land



Parcel



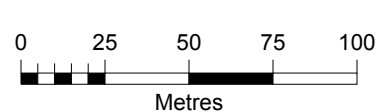
Road



Vegetation



Watercourse



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2. File: LD 068/2021

**Tabled: June 7, 2021**

Owner: Timberridge Carpentry Inc.

Agent: H F Grander Co. Ltd.

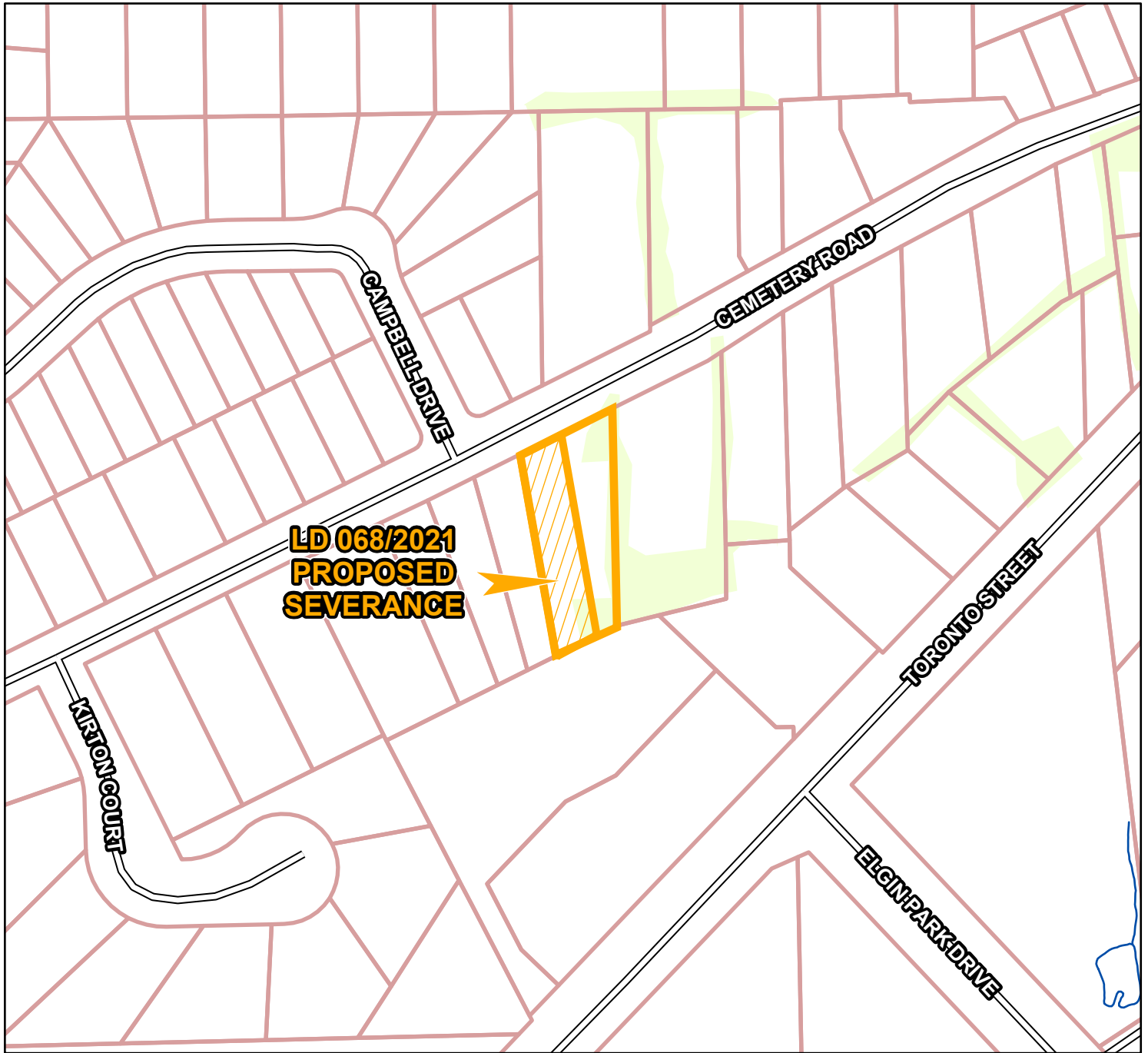
Location: Lot 28, Conc. 6

Twp. of Uxbridge

Consent to sever a 1,348 m<sup>2</sup> residential parcel of land, retaining a 1,155 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.



Land Division Application: LD 068/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Uxbridge  
Address: 59 Cemetery Road



Legend



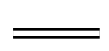
Subject Land



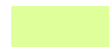
Retained Land



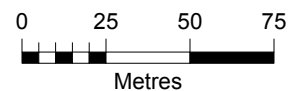
Parcel



Road



Vegetation



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3. LD 081/2021

Owner: 1725596 Ontario Limited

Agent: Clark Consulting Services

Location: Lot 27, Conc. 5

Address: 40 STATION ST, Clarington, ON

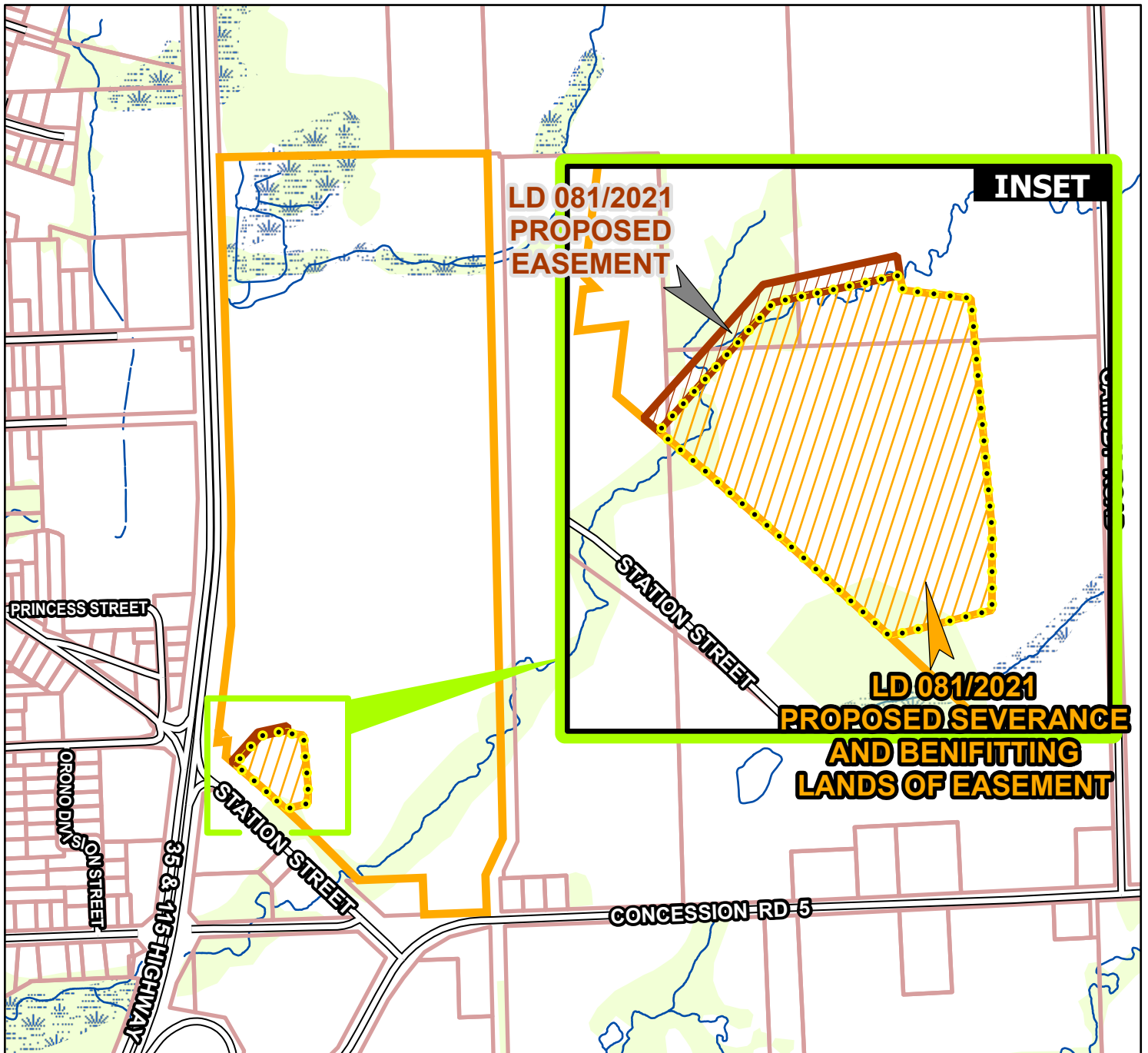
Municipality of Clarington

Consent to sever a 7,151.9 m<sup>2</sup> agricultural parcel of land, retaining a 31.79 HA agricultural parcel of farm with an existing structure to remain.




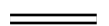


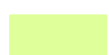


Application Includes easement.

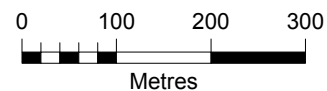


Land Division Application: LD 081/2021  
Nature of Application: Proposed Severance and Easement of Land  
Municipality: Municipality of Clarington  
Address: 40 Station Street



Legend

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



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4. LD 083/2022

Owner: 2103386 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, Conc. 2

Address: 208 GIVEN RD, Clarington, ON

Municipality of Clarington

Consent to sever a 592.7 residential parcel of land, retaining a 2,959.4 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.



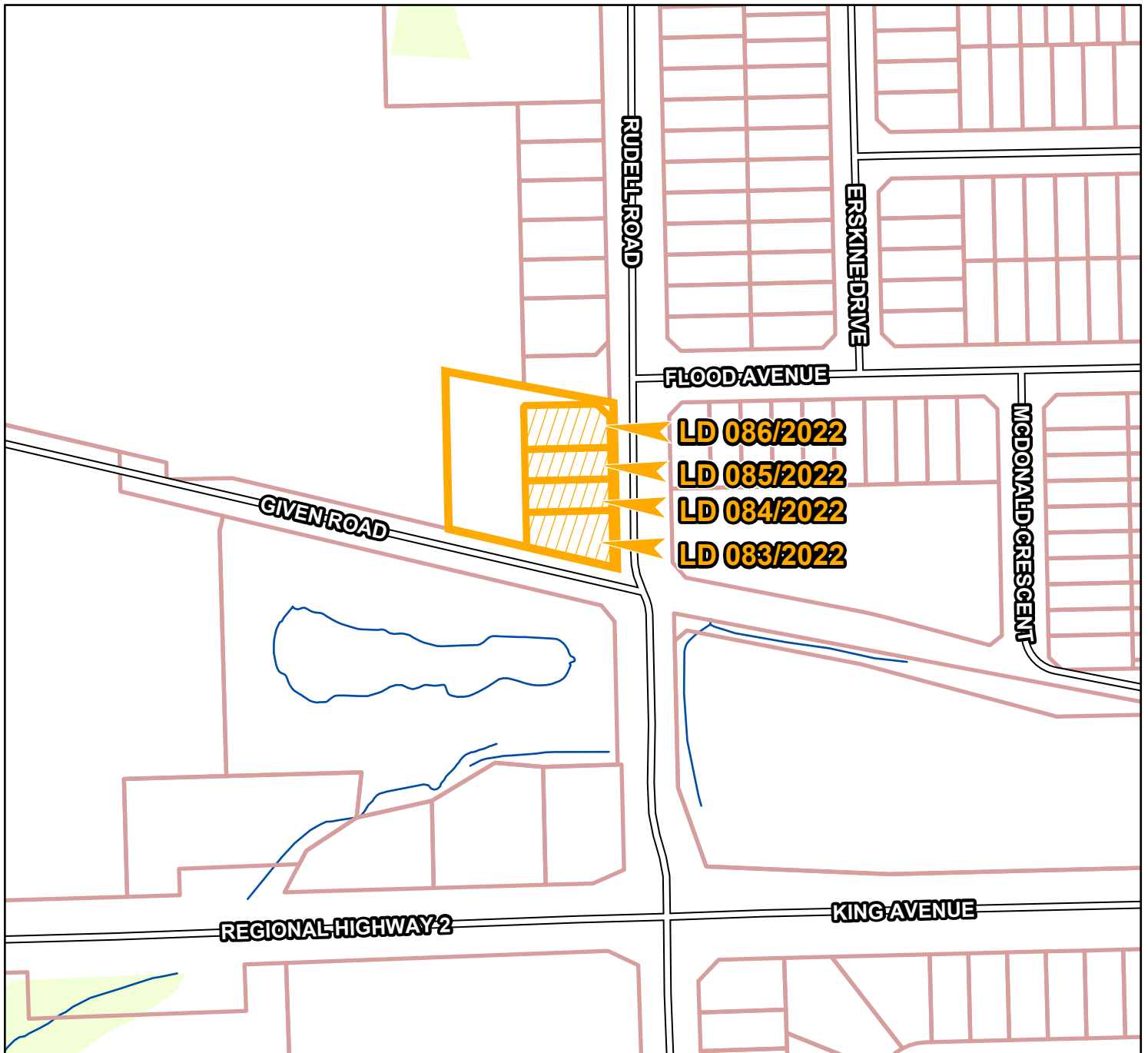


Land Division Applications: LD 083/2022 to LD 086/2022

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 208 Given Road, Newcastle



Legend



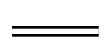
Subject Land



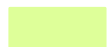
Retained Land



Parcel



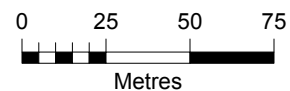
Road



Vegetation



Watercourse



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5. LD 084/2022

Owner: 2103386 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, Conc. 2

Address: 208 GIVEN RD, Clarington, ON

Municipality of Clarington

Consent to sever a 407.6 m<sup>2</sup> residential parcel of land, retaining a 2,551 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

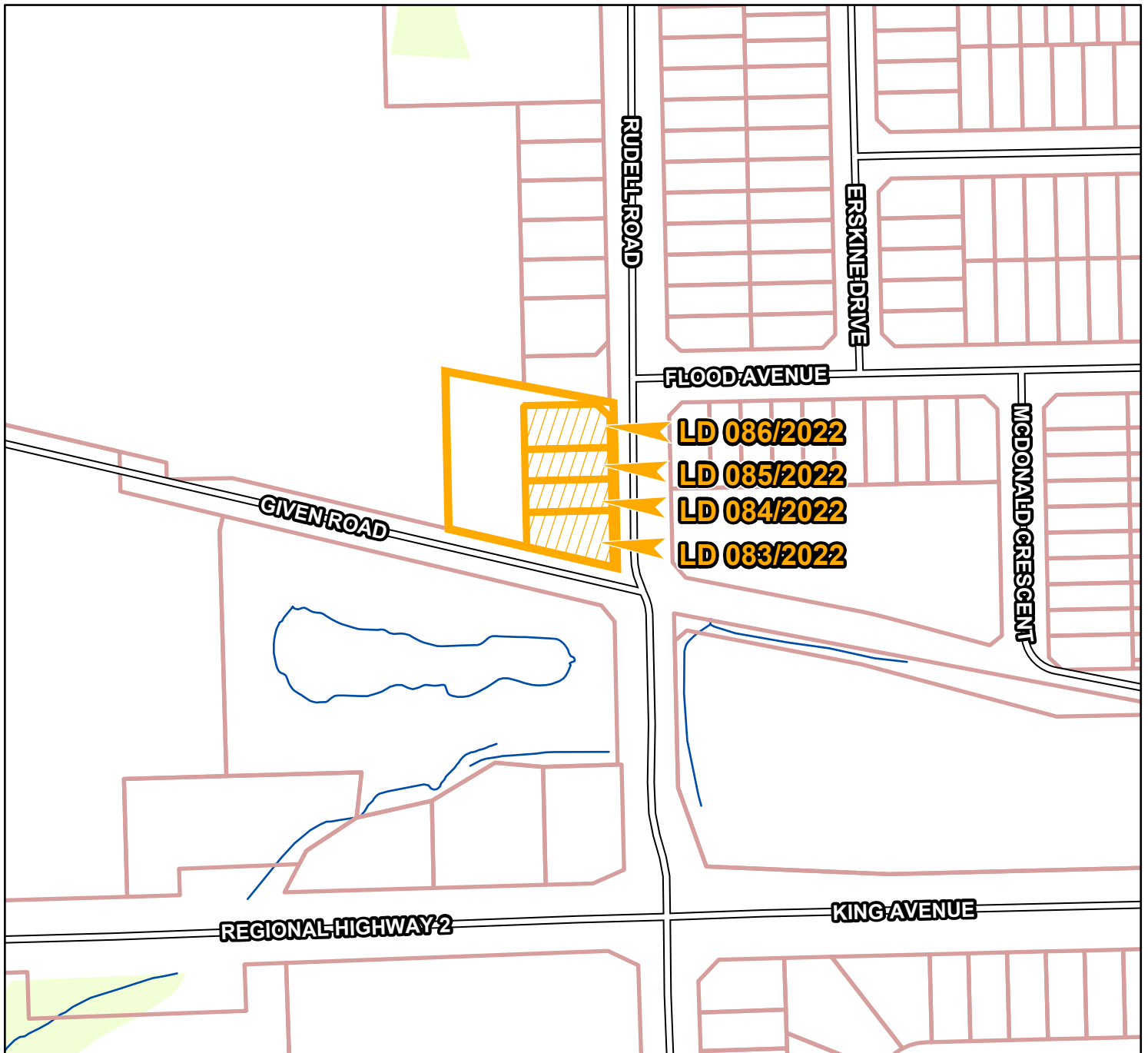


Land Division Applications: LD 083/2022 to LD 086/2022

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 208 Given Road, Newcastle



Legend



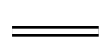
Subject Land



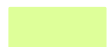
Retained Land



Parcel



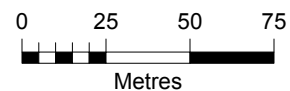
Road



Vegetation



Watercourse



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6. LD 085/2022

Owner: 2103386 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, Conc. 2

Address: 208 GIVEN RD, Clarington, ON

Municipality of Clarington

Consent to sever a 407.6 m<sup>2</sup> residential parcel of land, retaining a 2,143 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

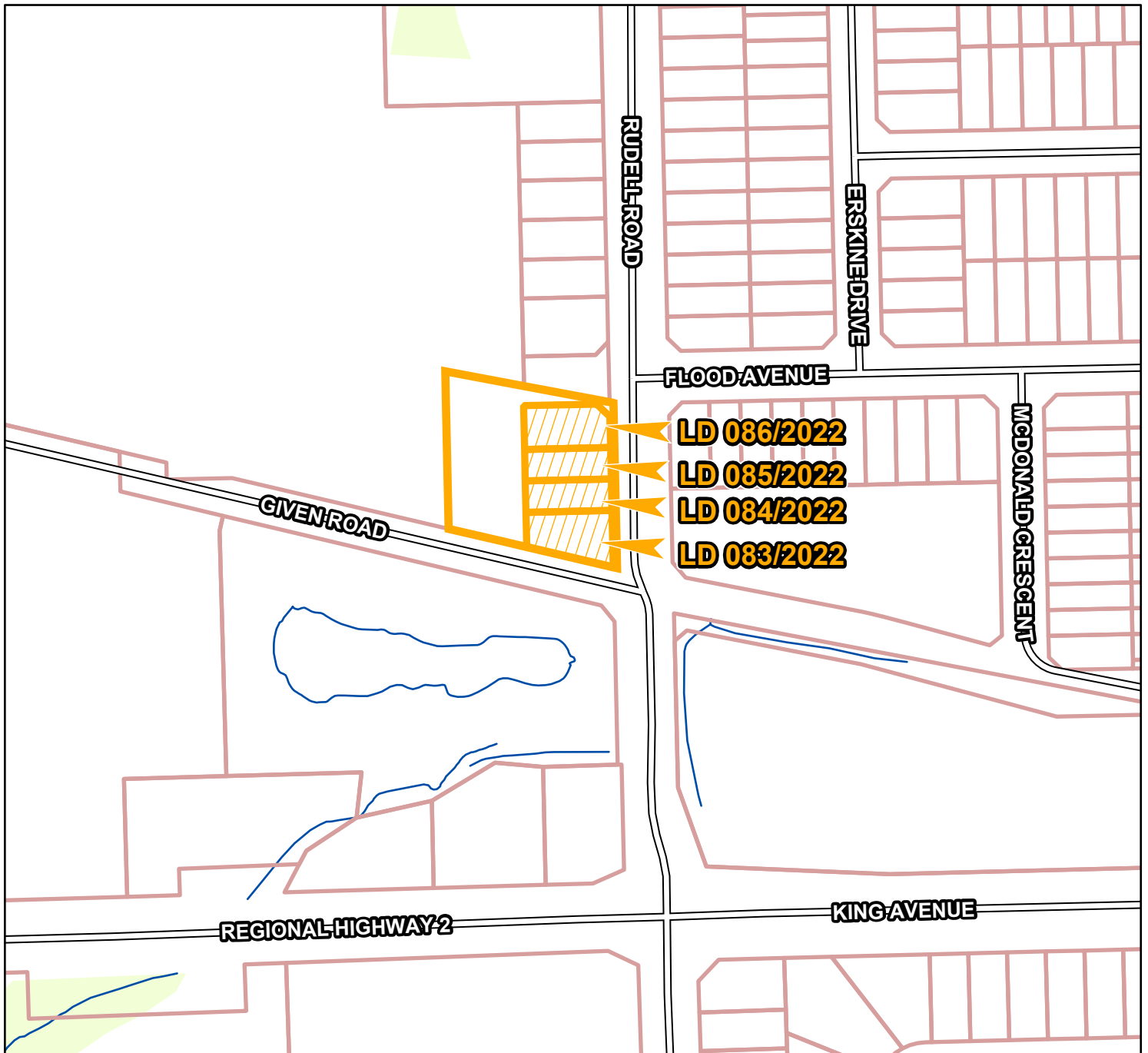


Land Division Applications: LD 083/2022 to LD 086/2022

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 208 Given Road, Newcastle



Legend



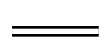
Subject Land



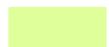
Retained Land



Parcel



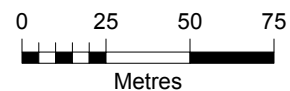
Road



Vegetation



Watercourse



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7. LD 086/2022

Owner: 2103386 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, conc. 2

Address: 208 GIVEN RD, Clarington, ON

Municipality of Clarington

Consent to sever a 543 m2 residential parcel of land, retaining a 1,735.8 m2 residential parcel of land with an existing dwelling to be demolished

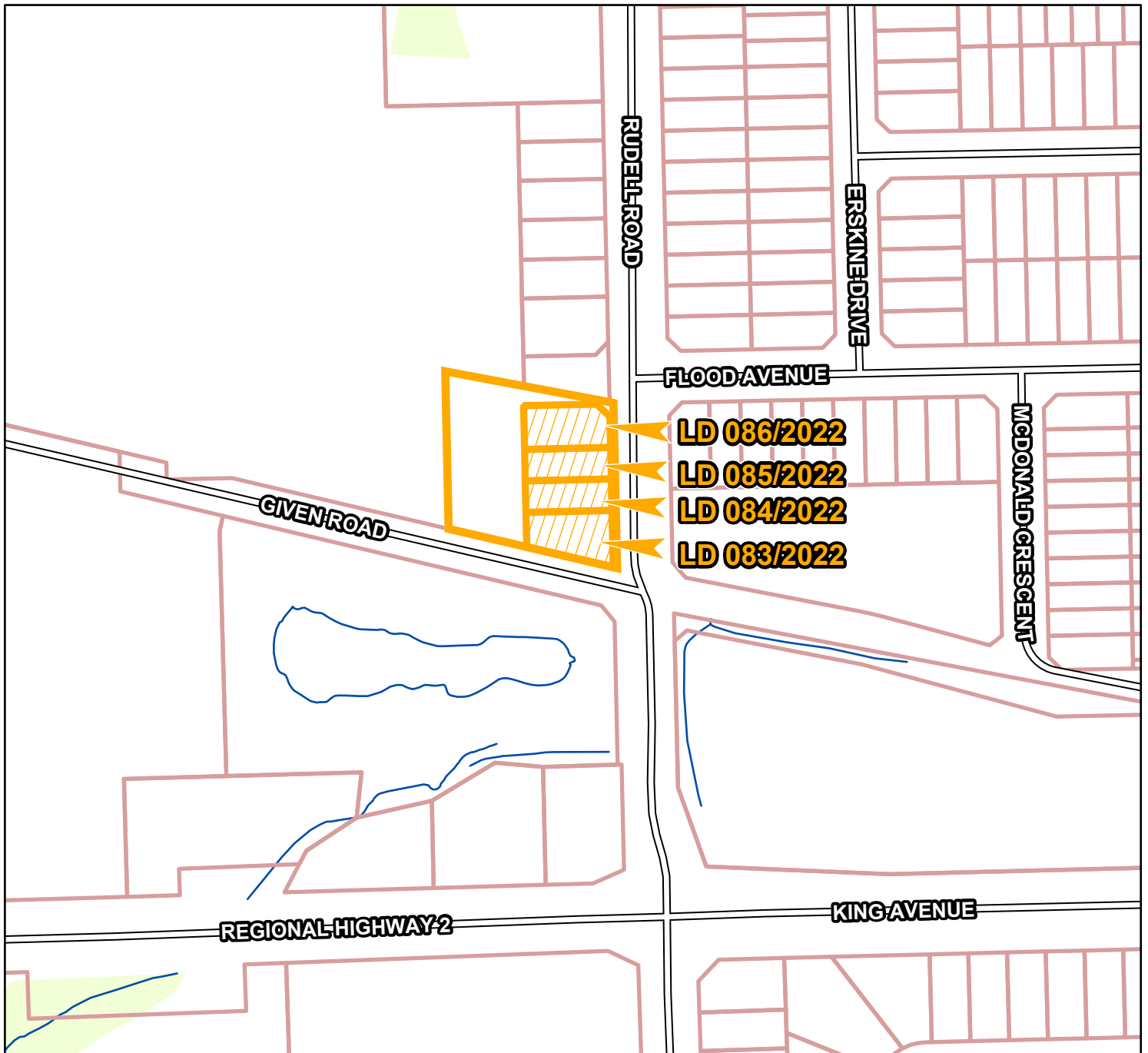


Land Division Applications: LD 083/2022 to LD 086/2022

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 208 Given Road, Newcastle



Legend



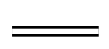
Subject Land



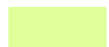
Retained Land



Parcel



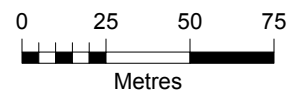
Road



Vegetation



Watercourse



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8. LD 087/2022

Owner: Calloway REIT ( whitby NE) Inc.

Agent: Calloway REIT ( whitby NE) Inc.

Location: Lot 26, Conc. 4

Address: 20 TAUNTON RD E, Whitby, ON

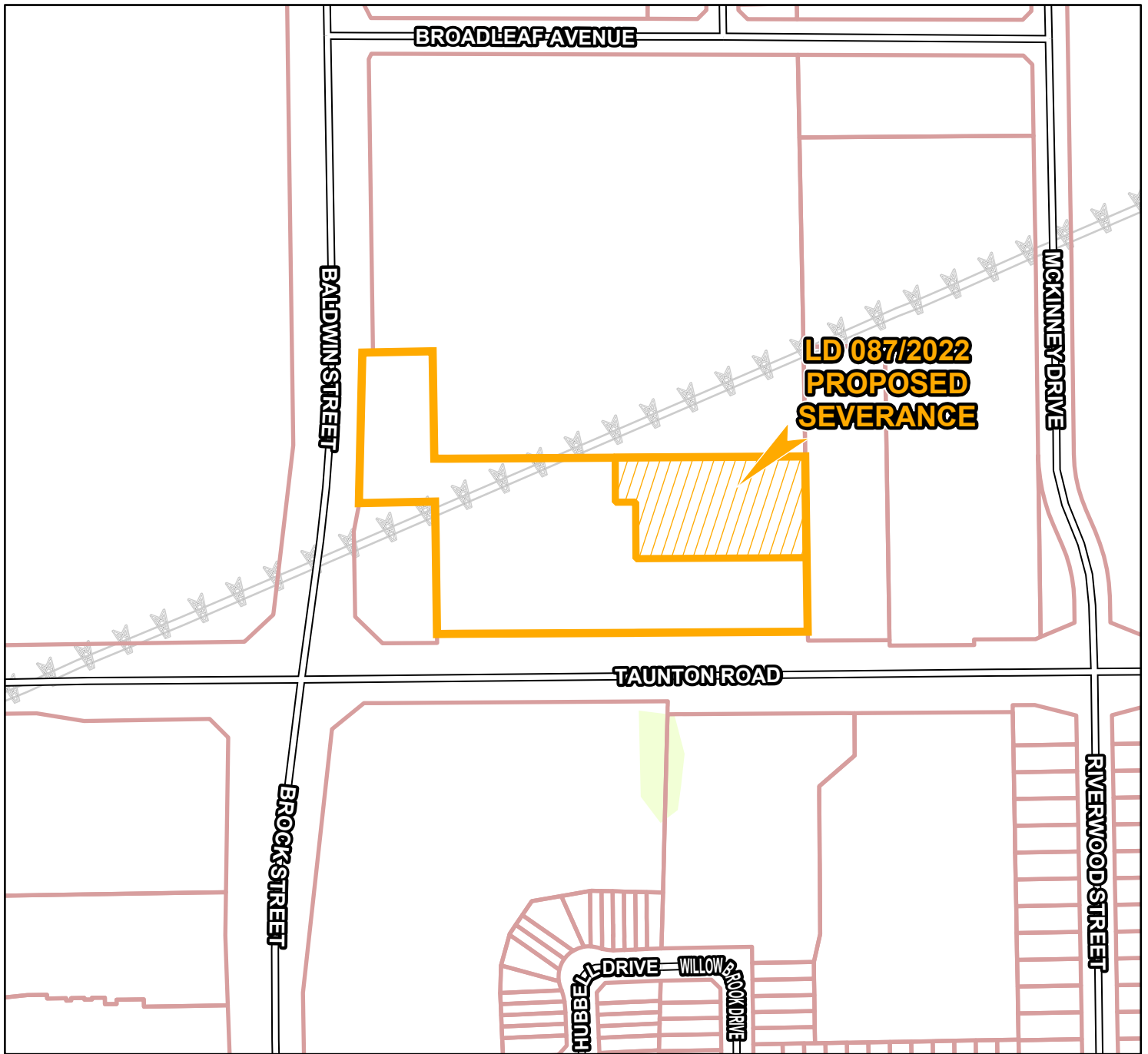
Town of Whitby

Consent to sever a vacant 5,6921 m2 commercial parcel of land, retaining a 14,676.1 m2 commercial parcel of land with existing structures to remain.





Land Division Application: LD 087/2022  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby  
Address: 20 Taunton Road East



Legend



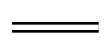
Subject Land



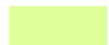
Retained Land



Parcel



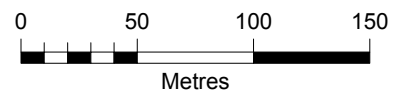
Road



Vegetation



Hydro Line



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9. LD 088/2022

Owner: Bowmanville Creek Developments Inc.

Agent: David McKay C/O MHBC

Location: Lot 12 & 13, Conc. BFC

Address: 205 BASELINE RD W, Clarington, ON

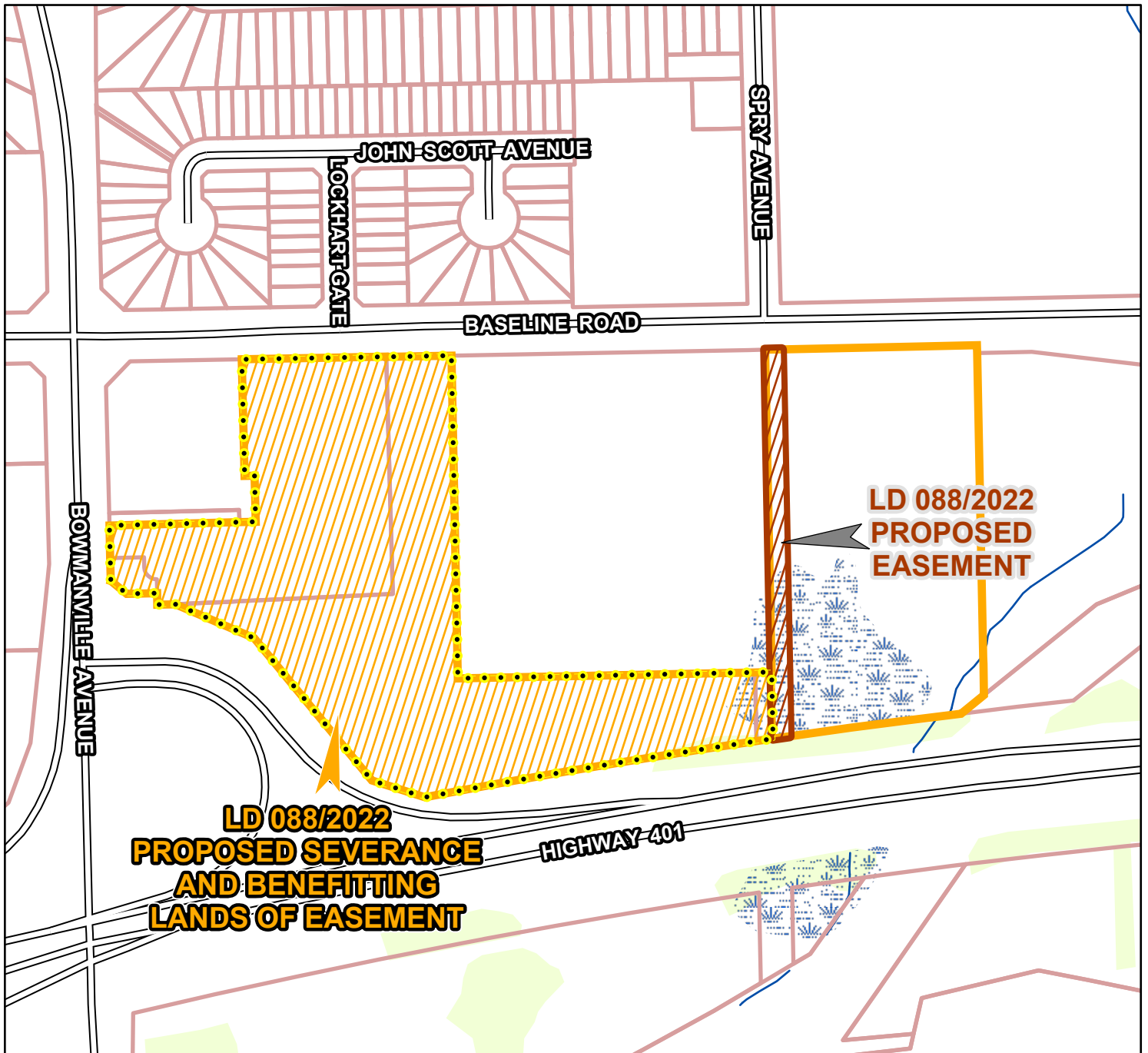
Municipality of Clarington

Consent to sever a vacant 44,016 m<sup>2</sup> commercial parcel of land, retaining a vacant 29,248 m<sup>2</sup> commercial parcel of land for future development.




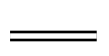





Application also includes an easement.

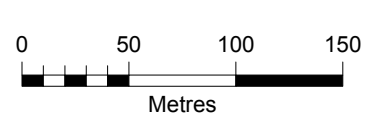


Land Division Application: LD 088/2022  
Nature of Application: Proposed Severance and Easement of Land  
Municipality: Municipality of Clarington  
Address: 205 Baseline Road West, Bowmanville



Legend

	Subject Land		Retained Land
	Easement		Road
	Parcel		Watercourse
	Vegetation		Benefitting Lands
	Wetland		



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10. LD 089/2022

Owner: Bowmanville Creek Developments Inc.

Agent: David McKay C/O MHBC

Location: Lot 12 & 13, Conc. BFC

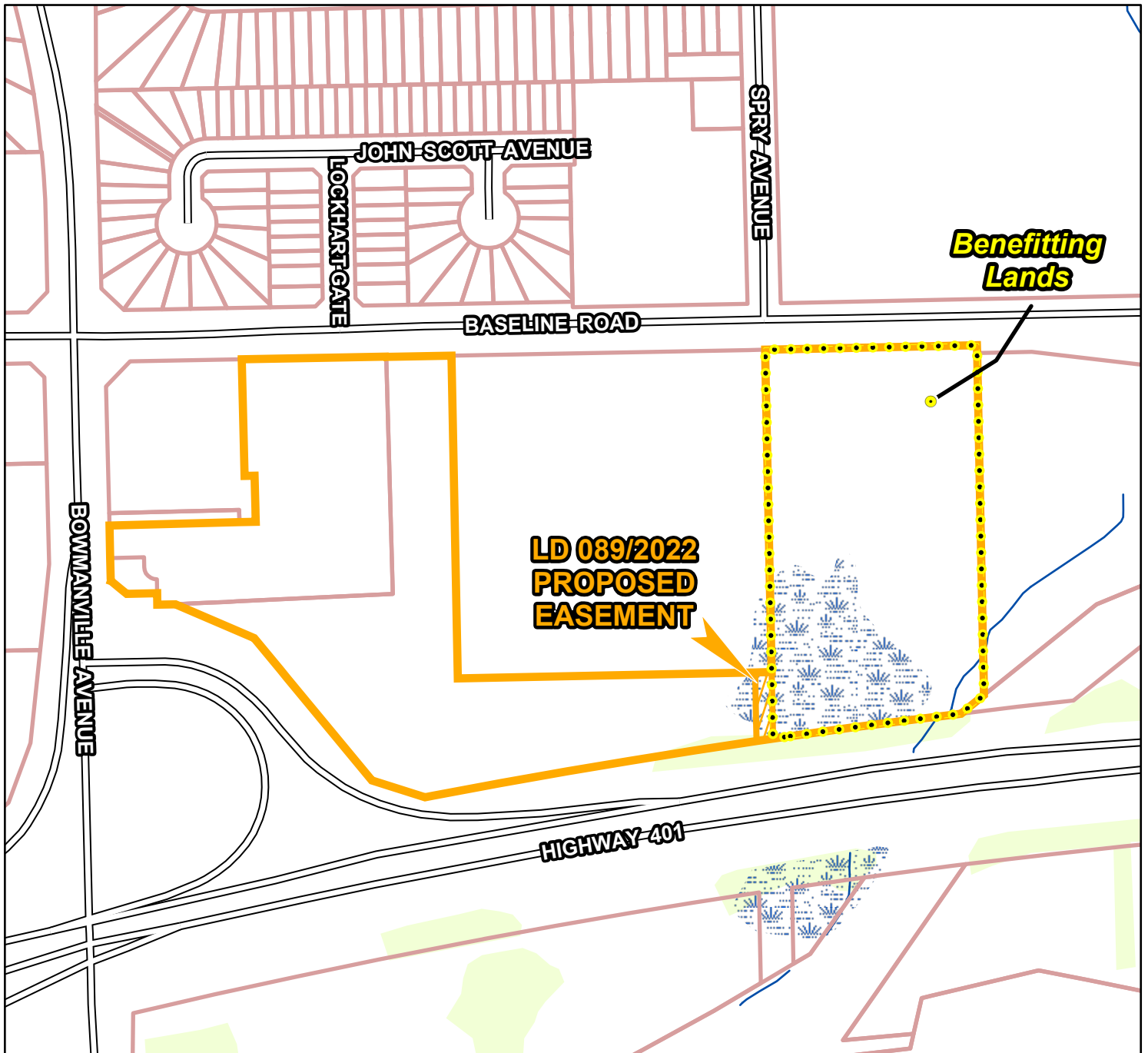
Address: 205 BASELINE RD W, Clarington, ON

Municipality of Clarington




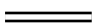
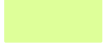



Consent to grant a 414 m<sup>2</sup> servicing access easement in favour of the lands to the East, retaining a commercial parcel of land.

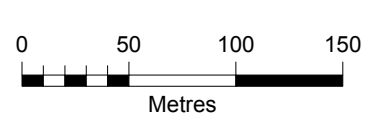


Land Division Application: LD 089/2022  
Nature of Application: Proposed Easement of Land  
Municipality: Municipality of Clarington  
Address: 205 Baseline Road West, Bowmanville



Legend

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



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11. LD 090/2022

Owner: Ahmad Dochoz

Edmond Vanhaverbeke

Agent: Edmond Vanhaverbeke

Location: Lot 28, Conc. 1

Address: 160 BEAVER ST S, Clarington, ON

Municipality of Clarington

Consent to add a vacant 92.95 m<sup>2</sup> residential parcel of land to the west, retaining a 668.9 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.



Land Division Application: LD 090/2022  
Nature of Application: Proposed Addition of Land  
Municipality: Municipality of Clarington  
Address: 160 Beaver Street South, Newcastle



Legend



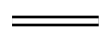
Subject Land



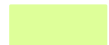
Retained Land



Parcel



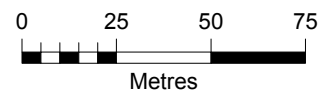
Road



Vegetation



Benefitting Lands



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12. LD 091/2022

Owner: 1000118968 Ontario Ltd.

Agent: Larry Macdonell

Location: Lot 33, Conc. BFC

Address: 1478 ALTONA RD, Pickering,  
City of Pickering

Consent to sever a 440.17 m<sup>2</sup> residential parcel of land, retaining a 638.6 m<sup>2</sup> residential parcel of land.



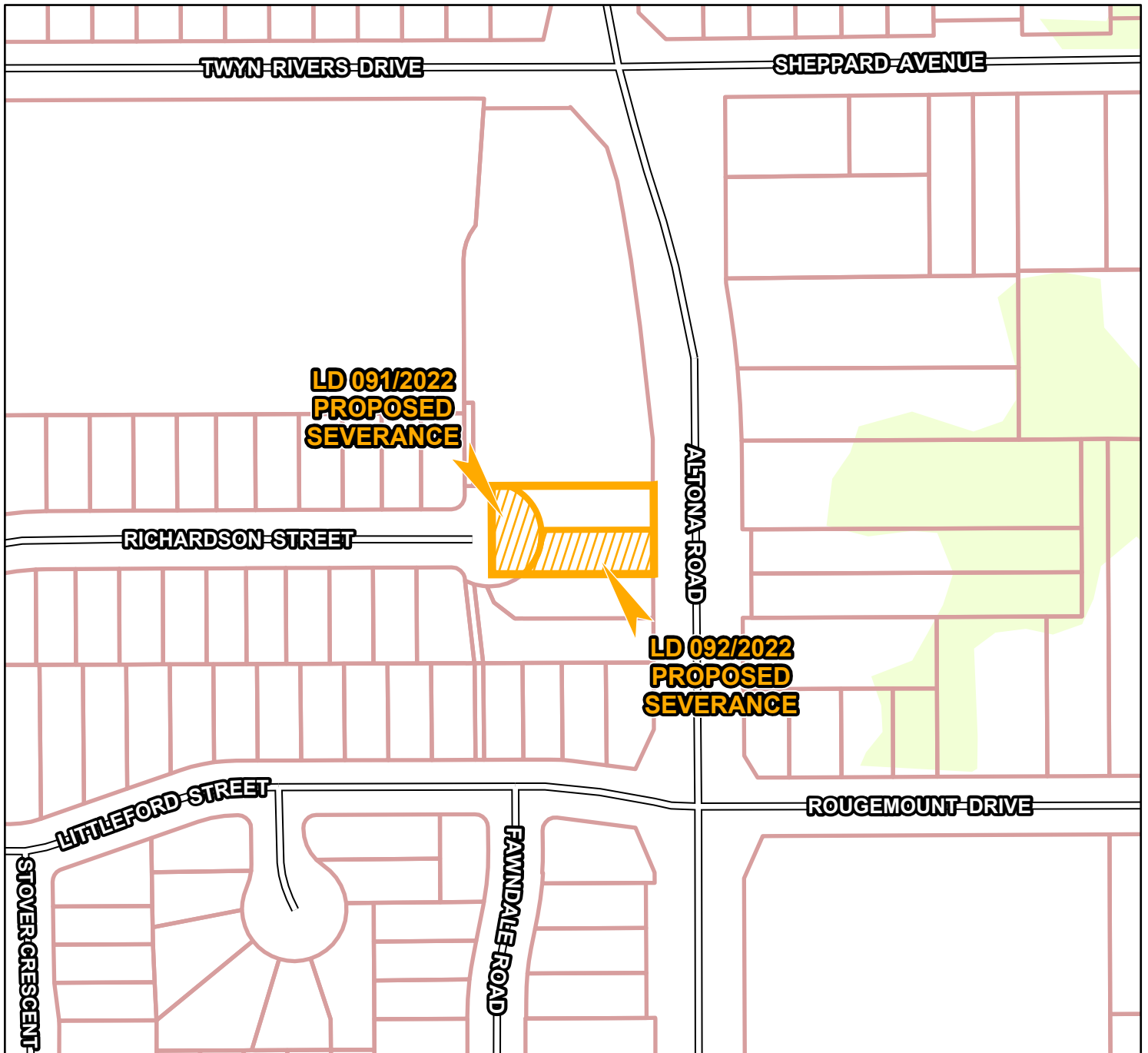


# Land Division Applications: LD 091/2022 and LD 092/2022

Nature of Applications: Proposed Severance of Land

Municipality: City of Pickering

Address: 1478 Altona Road



## Legend



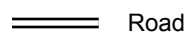
Subject Land



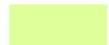
Retained Land



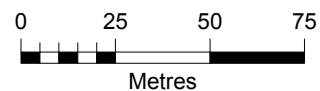
Parcel



Road



Vegetation



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13. LD 092/2022

Owner: 1000118968 Ontario Ltd.

Agent: Larry Macdonell

Location: Lot 33, Conc. BFC

Address: 1478 ALTONA RD, Pickering,  
City of Pickering

Consent to sever a 611.4 m<sup>2</sup> residential parcel of land, retaining a 638.6 m<sup>2</sup> residential parcel of land.

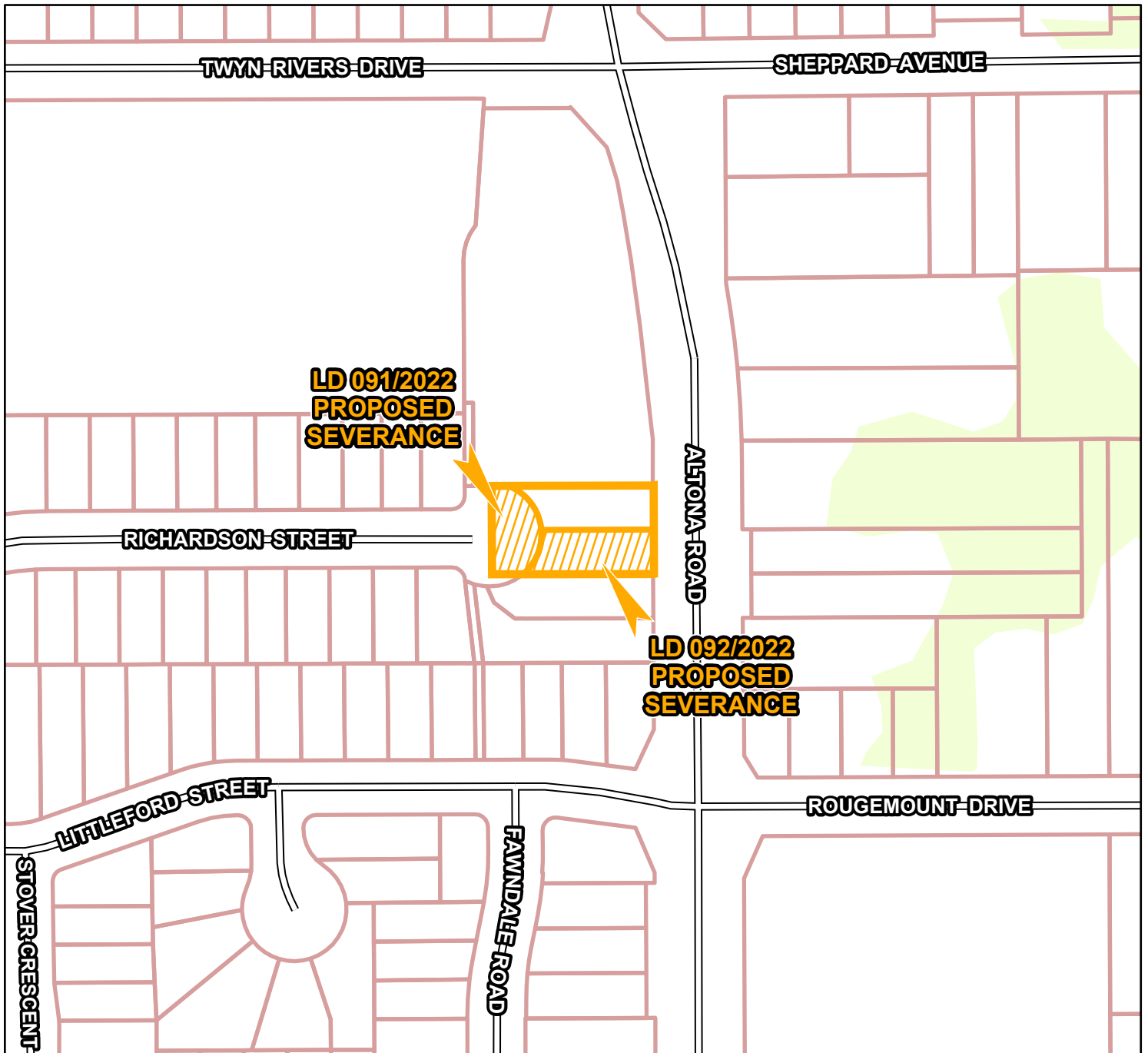


# Land Division Applications: LD 091/2022 and LD 092/2022

Nature of Applications: Proposed Severance of Land

Municipality: City of Pickering

Address: 1478 Altona Road



## Legend



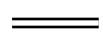
Subject Land



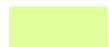
Retained Land



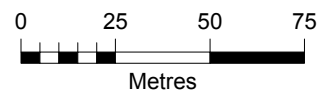
Parcel



Road



Vegetation



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Not a plan of survey.

14. LD 093/2022

Owner: Cameron Ross & Elizabeth June Noor

Agent: Mohad Al Noor

Location: Lot 12, Conc. 6

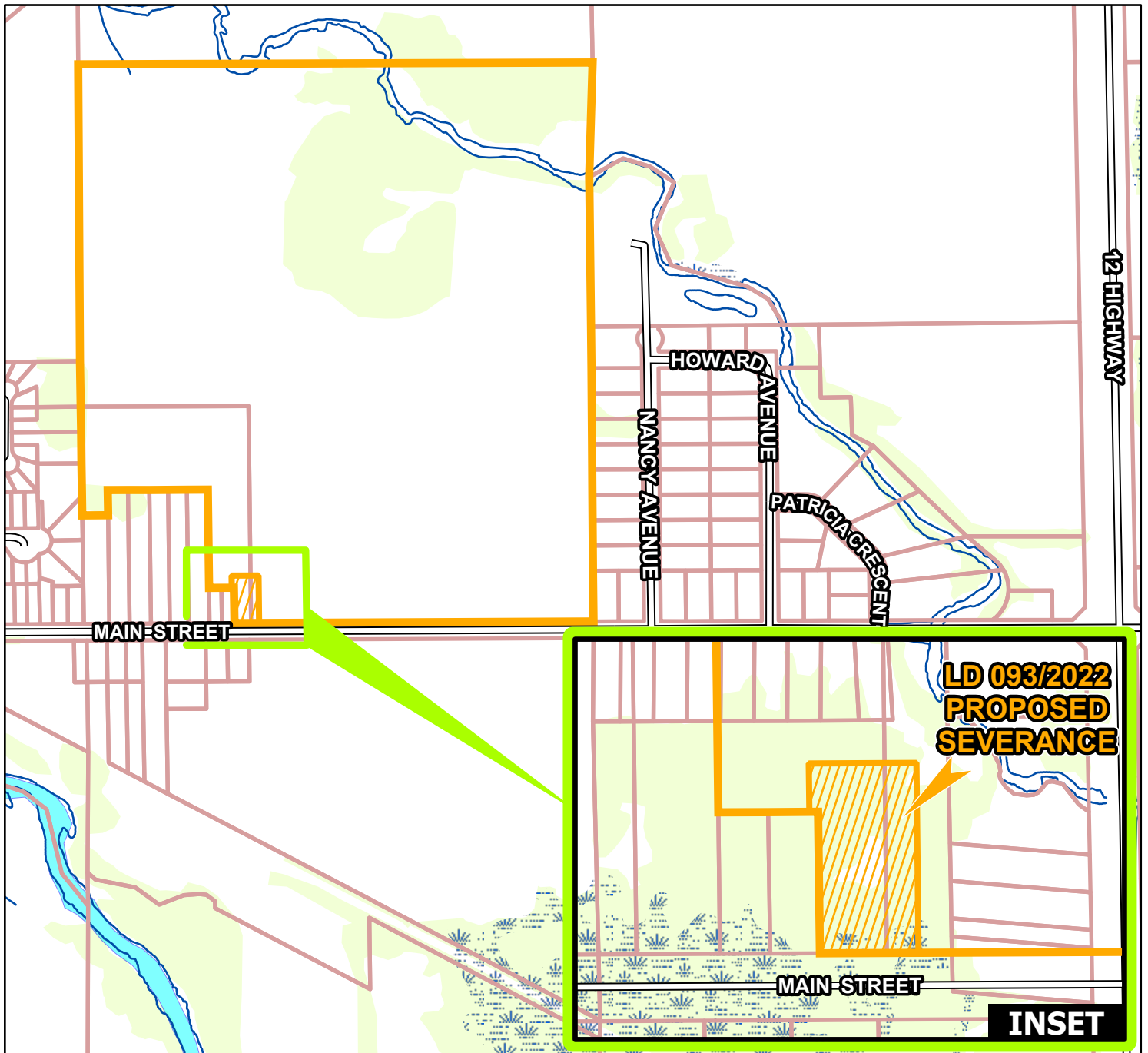
Address: 680 MAIN ST E, Brock, ON

Township of Brock

Consent to sever a 0.1746 HA residential parcel of land, retaining a vacant 38.6 HA agricultural parcel of land. Existing dwelling is to remain.



Land Division Application: LD 093/2022  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Brock  
Address: 680 Main Street East



Legend



Subject Land



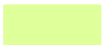
Retained Land



Parcel



Road



Vegetation



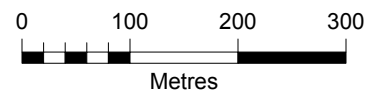
Watercourse



Wetland



Lake/Pond/River



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15. LD 094/2022

Owner: Ibrans Development Ltd c/o 2322244 Ontario Inc.

Agent: Miller Planning Services

Location: Lot 5 & 6, Conc. 2

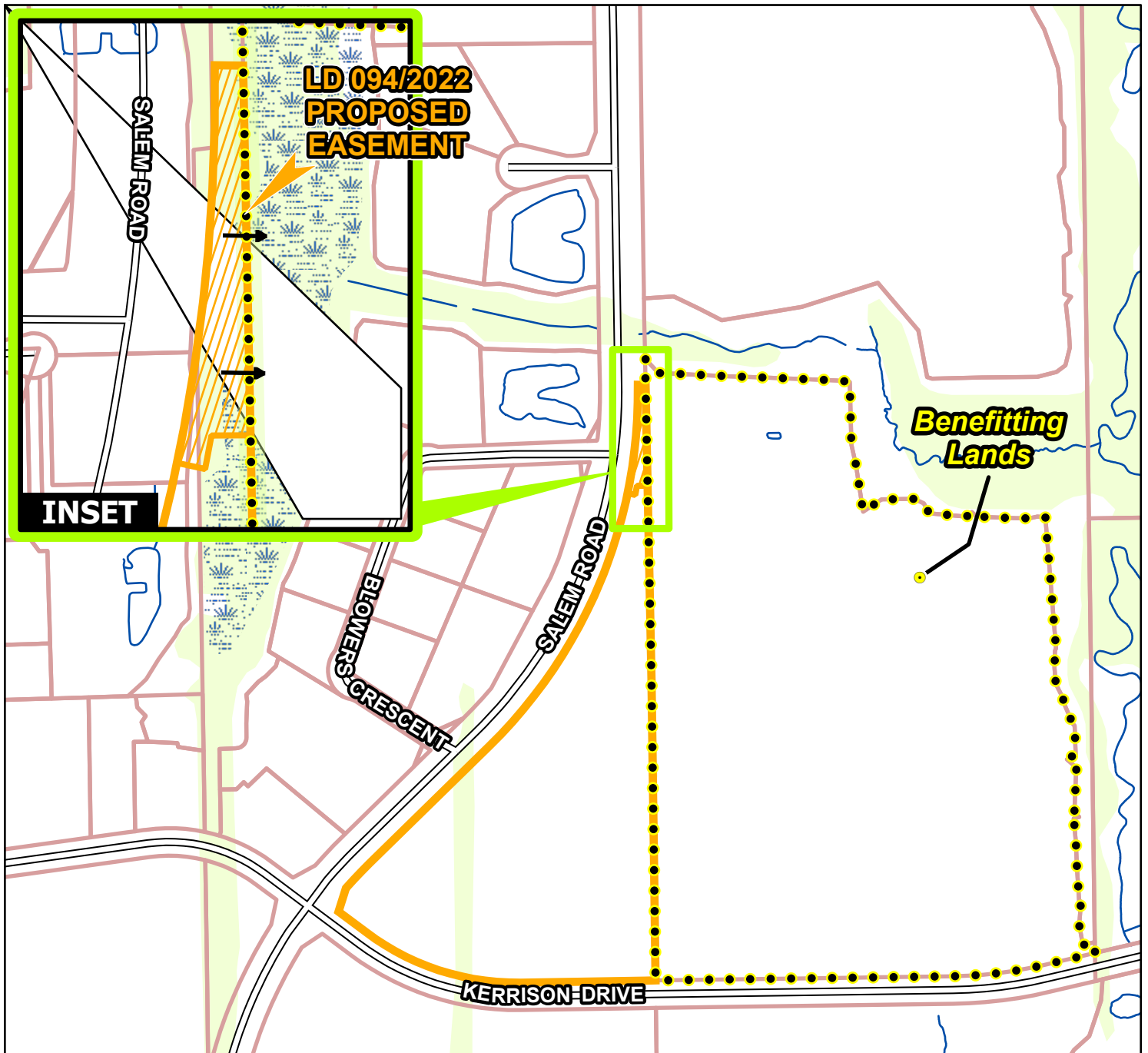
Address: KERRISON DR E, Ajax, ON

Town of Ajax




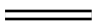
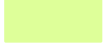



Consent to grant a 1,216.5 m<sup>2</sup> access easement in favour of the lands to the east, retaining a 71,441.69 m<sup>2</sup> industrial parcel of land.

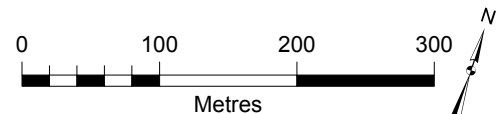


Land Division Application: LD 094/2022  
Nature of Application: Proposed Easement of Land  
Municipality: Town of Ajax  
Address: Kerrison Drive East



Legend

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



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**6. Date of Next Meeting: September 12, 2022**

**7. Adjournment**