



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, September 12, 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 August 8, 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 073/2020

Tabled: September 17, 2020

Owner: Brian Clark

Heather Weston

Agent: Peter Wokral

Location: Lot:16, Concession:6

Address: 289 NORTH ST, Scugog, ON

Township of Scugog

Consent to sever a 329.24 m2 residential parcel of land, retaining a 812.73 m2 residential parcel of land with an existing dwelling to rema



Land Division Application: LD 073/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 289 North Street, Port Perry



Legend



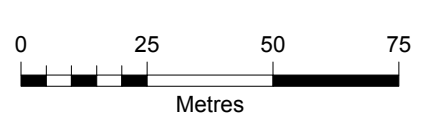
Subject Land



Retained Land



Parcel - Assessment



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2 LD 080/2019

Tabled: July 12, 2021

Owner: Steven Paradine

Agent: Yu Tao (Tony) Wang

Location: Lot:Pt Lt 5, Concession:2

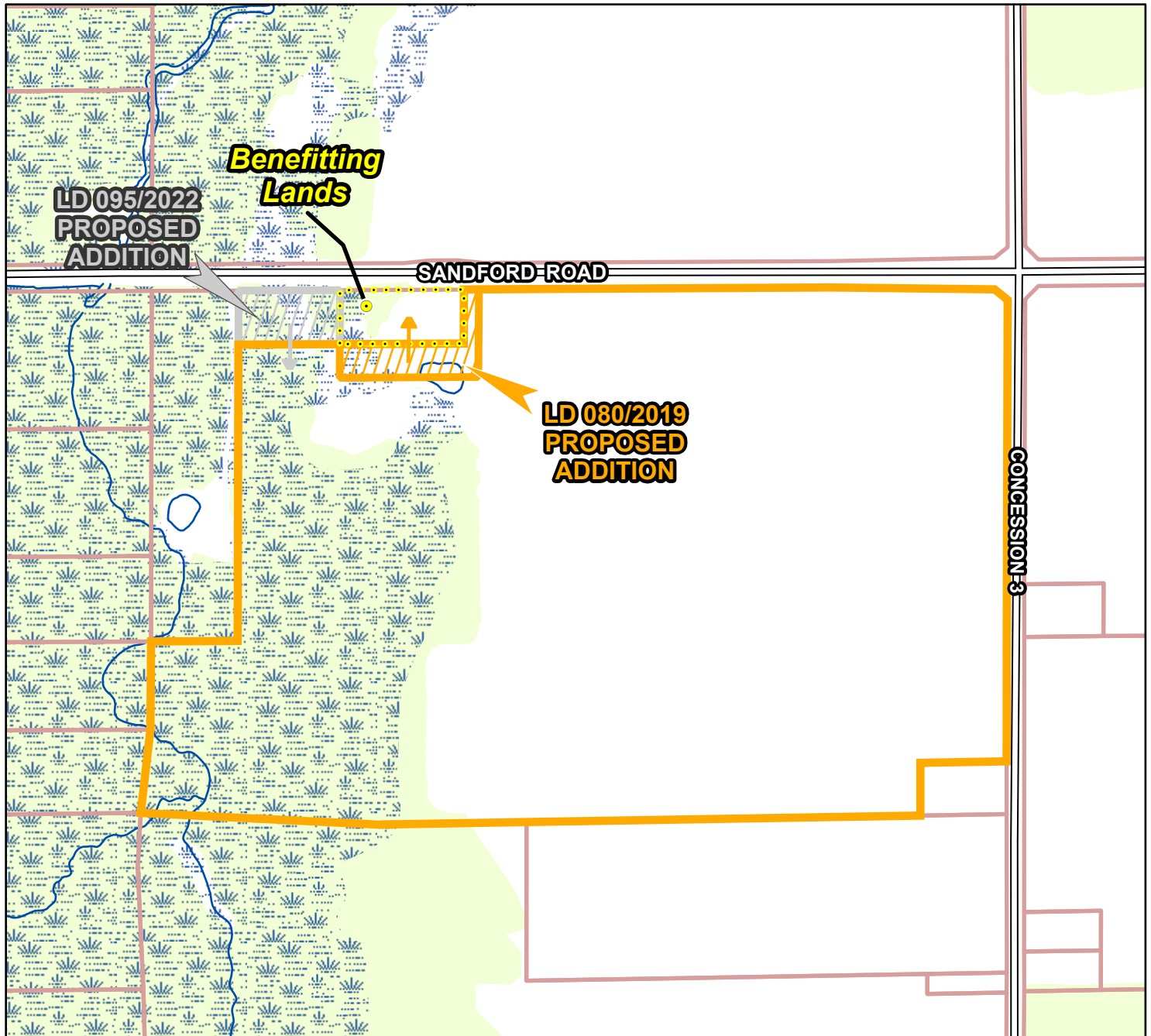
Address: 8800 CONCESSION RD 3, Uxbridge, ON

Township of Uxbridge



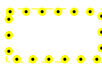





Consent to add a vacant 7,305 m² farm related rural residential parcel of land to the north, retaining 534,621 m² agricultural parcel of land.

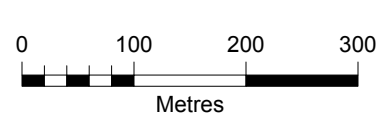


Land Division Application: LD 080/2019
Nature of Application: Proposed Addition of Land
Municipality: Township of Uxbridge
Address: 8800 Concession Road 3



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | BenefitLands |  | LD 095/2022 |
|  | Parcel - Assessment |  | Wetland |
|  | Watercourse |  | Significant Woodlands |



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3 LD 095/2022

Owner: Cindy Mills

Agent: Yu Tao (Tony) Wang

Location: Lot 4 & 5, Con. 2

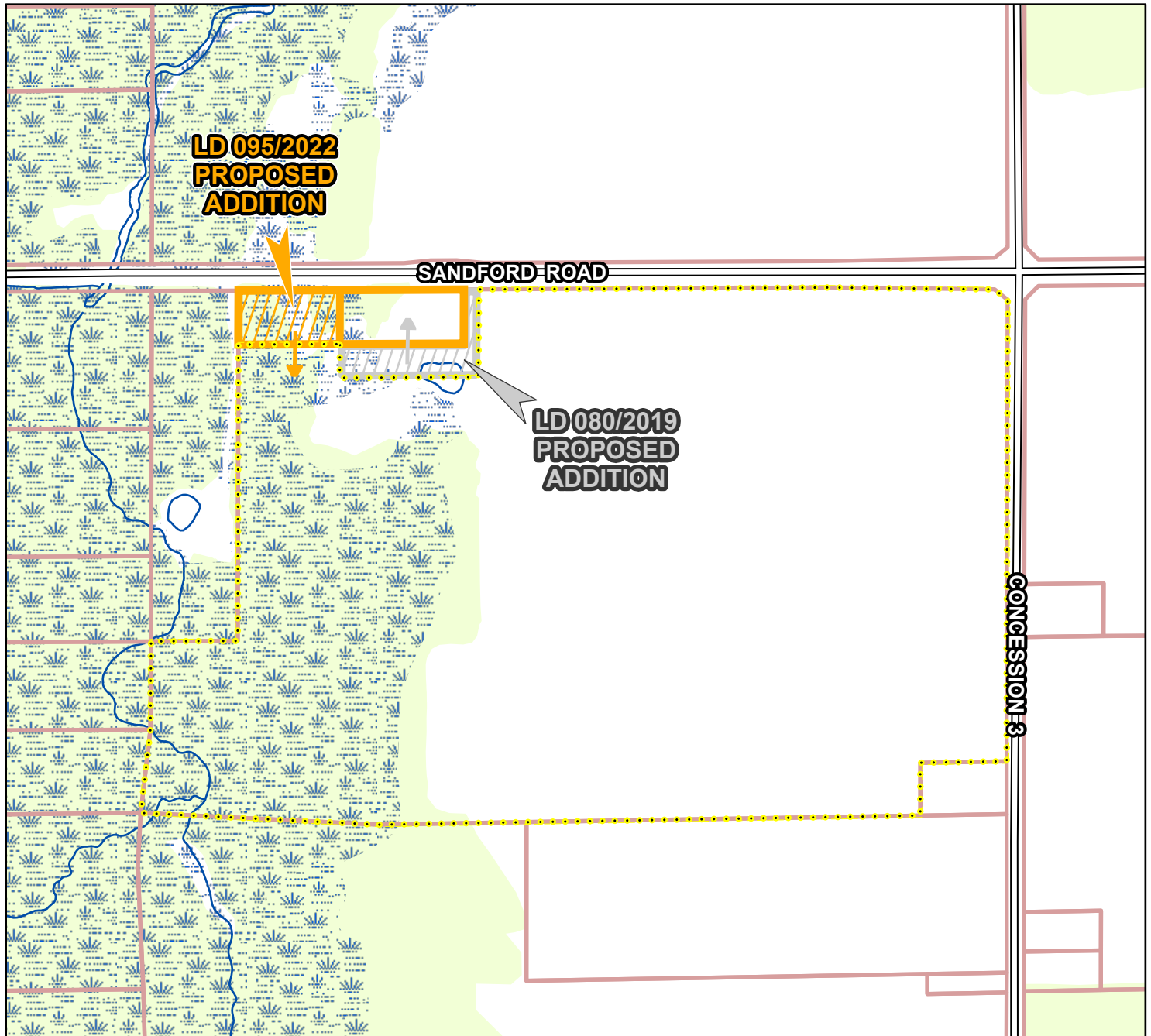
Address: 269 SANDFORD RD, Uxbridge, ON

Township of Uxbridge









Consent to add a vacant 7,291 m² non-farm related rural residential parcel of land to the south, retaining a 8,881 m² non-farm related rural residential parcel of land.

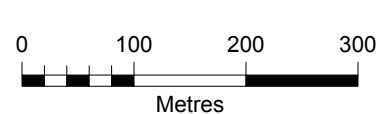


Land Division Application: LD 095/2022
Nature of Application: Proposed Addition of Land
Municipality: Township of Uxbridge
Address: 269 Sandford Road



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Benefit Lands |  | LD 080/2019 |
|  | Parcel - Assessment |  | Wetland |
|  | Watercourse |  | Significant Woodlands |



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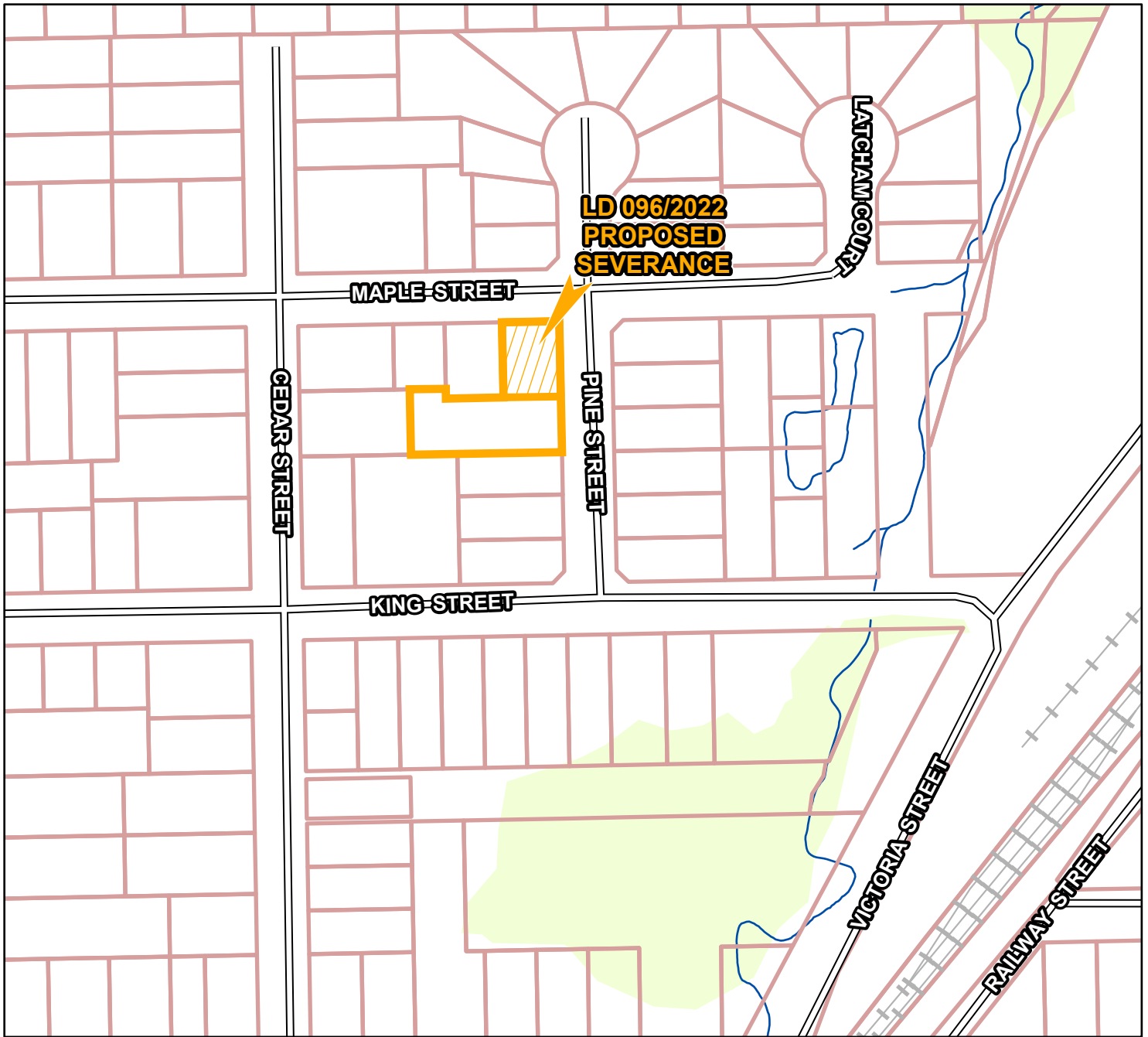
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Owner: Frank Scheitrowsky
Shirley Kusano-Scheitrowsky
Agent: Yu Tao (Tony) Wang
Location: Lot 31, Conc. 6
Address: 12 PINE ST, Uxbridge, ON
Township of Uxbridge







Consent to sever a vacant 640 m² residential parcel of land, retaining a 1,296 m² residential parcel of land with an existing dwelling to remain.

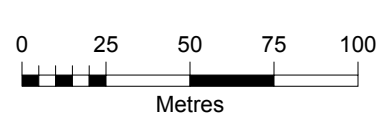


Land Division Application: LD 096/2022
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 12 Pine Street



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel - Assessment |  | Significant Woodlands |
|  | Railway | | |
|  | Watercourse | | |



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5 LD 097/2022

Owner: Coughlan Developments Ltd.

Agent: Design Plan Services Inc.

Location: Lot 13, Plan M-1157

Address: 836 RIVERSIDE DR, Ajax, ON

Town of Ajax

Consent to sever a 552.04 m² residential parcel of land, retaining 2,291.39 m² residential parcel of land with existing dwelling to be demolished.

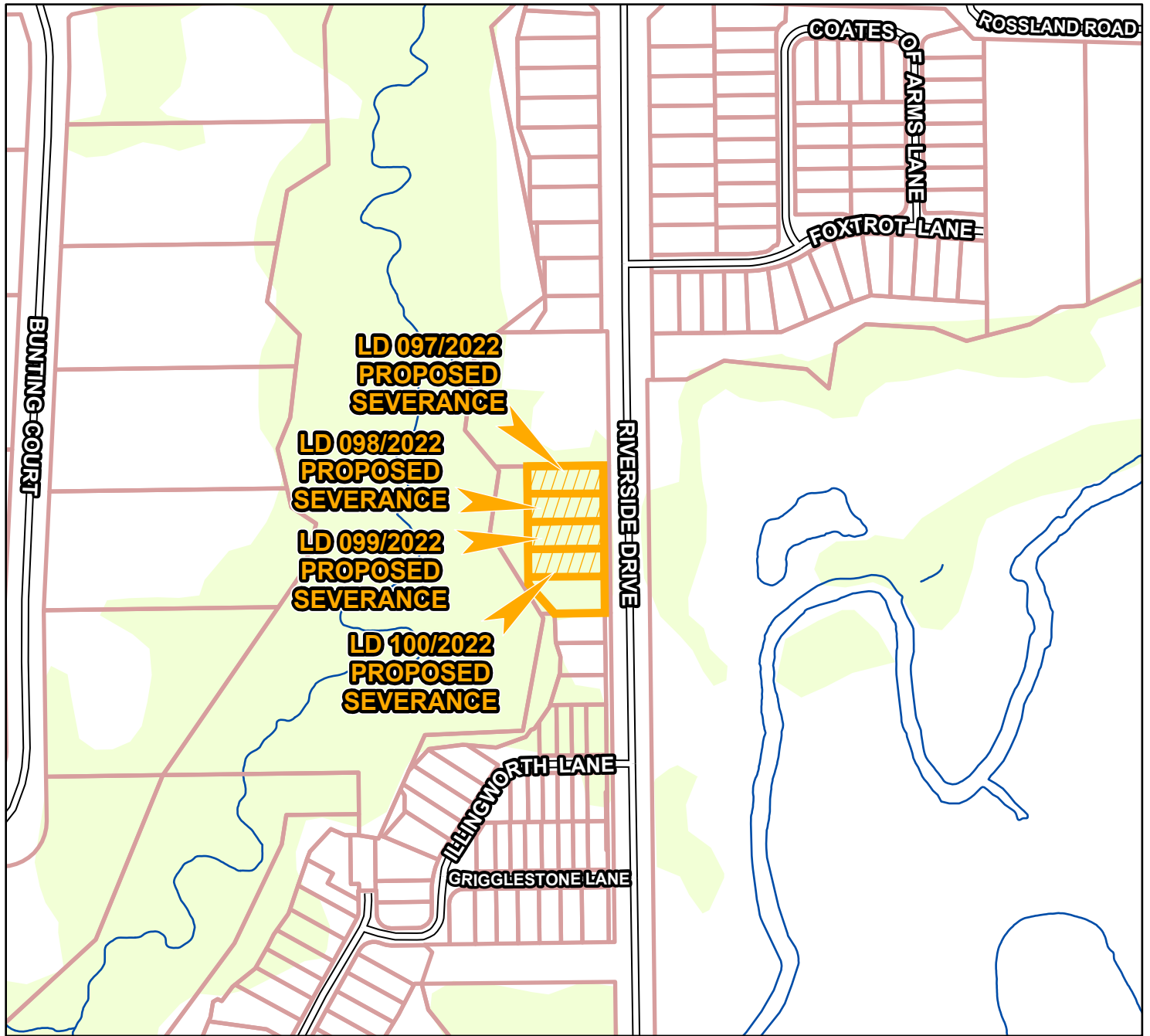


Land Division Applications: LD 097/2022 to LD 100/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Ajax

Address: 836 Riverside Drive



Legend



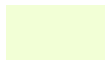
Subject Land



Retained Land



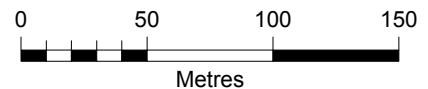
Parcel - Assessment



Significant Woodlands



Watercourse



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Owner: Coughlan Developments Ltd.

Agent: Design Plan Services Inc.

Location: Lot 13, Plan M-1157

Address: 836 RIVERSIDE DR, Ajax, ON

Town of Ajax

Consent to sever a 551.61 m² residential parcel of land, retaining 1,739.78 m² residential parcel of land with existing dwelling to be demolished.

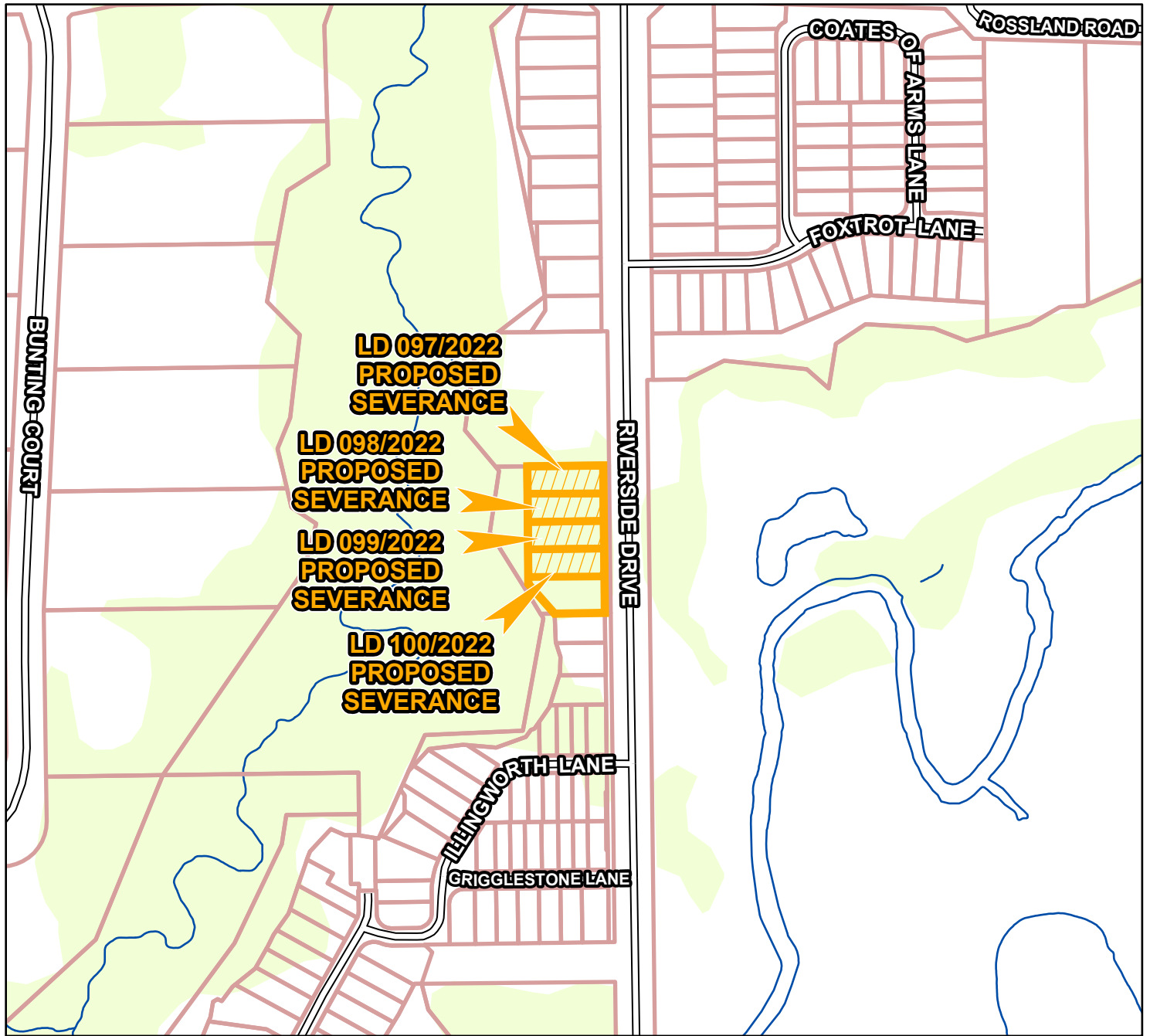


Land Division Applications: LD 097/2022 to LD 100/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Ajax

Address: 836 Riverside Drive



Legend



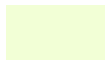
Subject Land



Retained Land



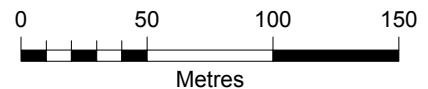
Parcel - Assessment



Significant Woodlands



Watercourse



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7 LD 099/2022

Owner: Coughlan Developments Ltd.

Agent: Design Plan Services Inc.

Location: Lot 13, Plan M-1157

Address: 836 RIVERSIDE DR, Ajax, ON

Town of Ajax

Consent to sever a 551.42 m² residential parcel of land, retaining 1,188.36 m² residential parcel of land with existing dwelling to be demolished.

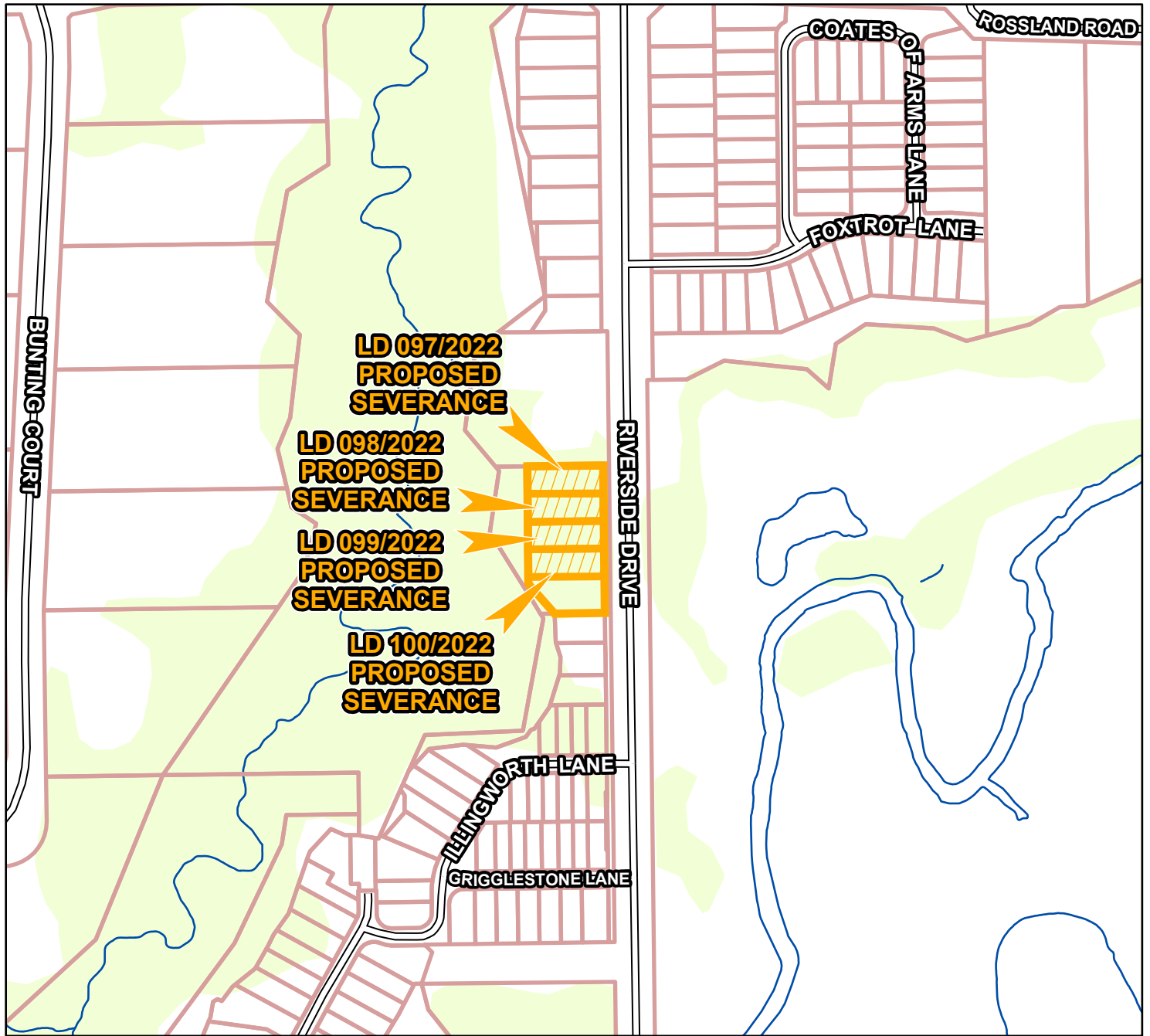


Land Division Applications: LD 097/2022 to LD 100/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Ajax

Address: 836 Riverside Drive



Legend



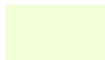
Subject Land



Retained Land



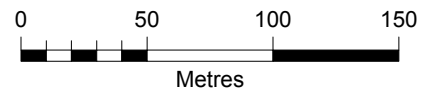
Parcel - Assessment



Significant Woodlands



Watercourse



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8 LD 100/2022

Owner: Coughlan Developments Ltd.

Agent: Design Plan Services Inc.

Location: Lot 13, Plan M-1157

Address: 836 RIVERSIDE DR, Ajax, ON

Town of Ajax

Consent to sever a 551.28 m² residential parcel of land, retaining 637.08 m² residential parcel of land with existing dwelling to be demolished.

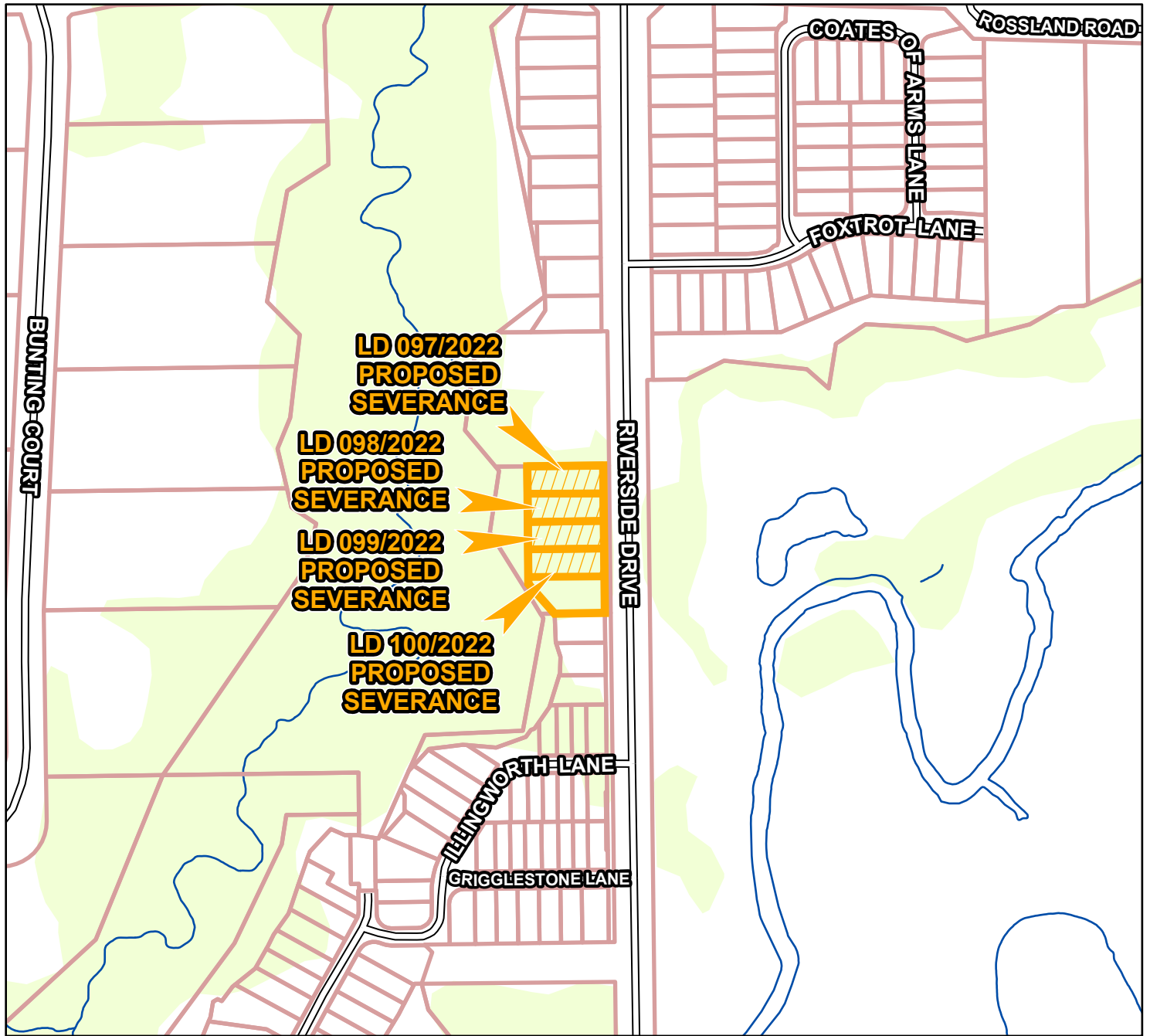


Land Division Applications: LD 097/2022 to LD 100/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Ajax

Address: 836 Riverside Drive



Legend



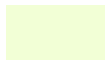
Subject Land



Retained Land



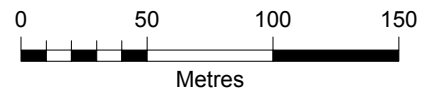
Parcel - Assessment



Significant Woodlands



Watercourse



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Owner: 650 Taunton Developments Limited

Agent: Stephanie Volpentesta

Location: Lot 15, Con 4

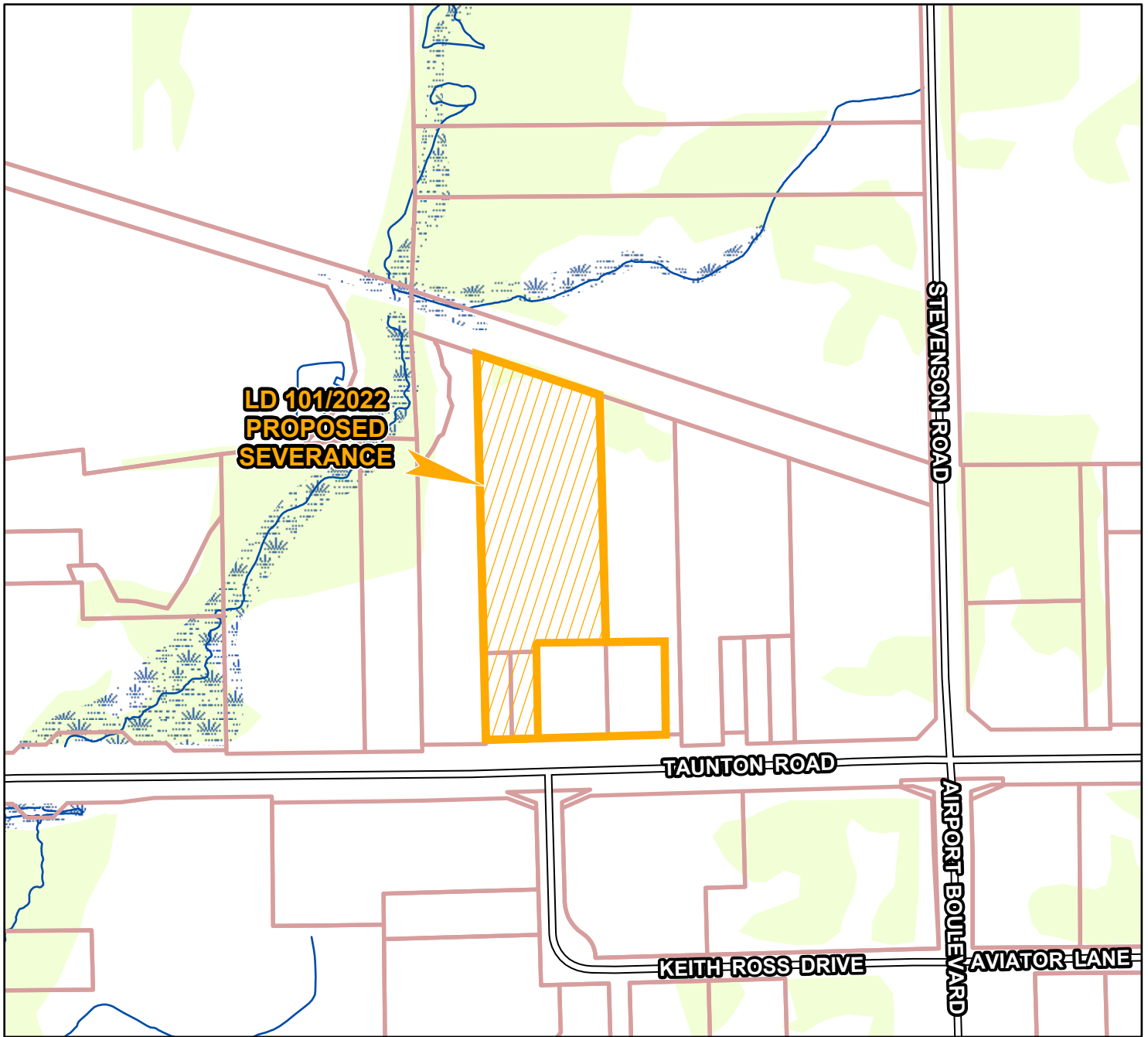
Address: 650 TAUNTON RD W, Oshawa, ON

City of Oshawa

Consent to sever a vacant 2.251 HA commercial parcel of land, retaining a vacant 0.7 HA commercial parcel of land.

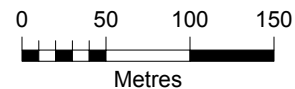


Land Division Application: LD 101/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 650 Taunton Road West



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel - Assessment |  | Wetland |
|  | Watercourse |  | Significant Woodlands |



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10 LD 102/2022

Owner: 2679857 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, Con 4

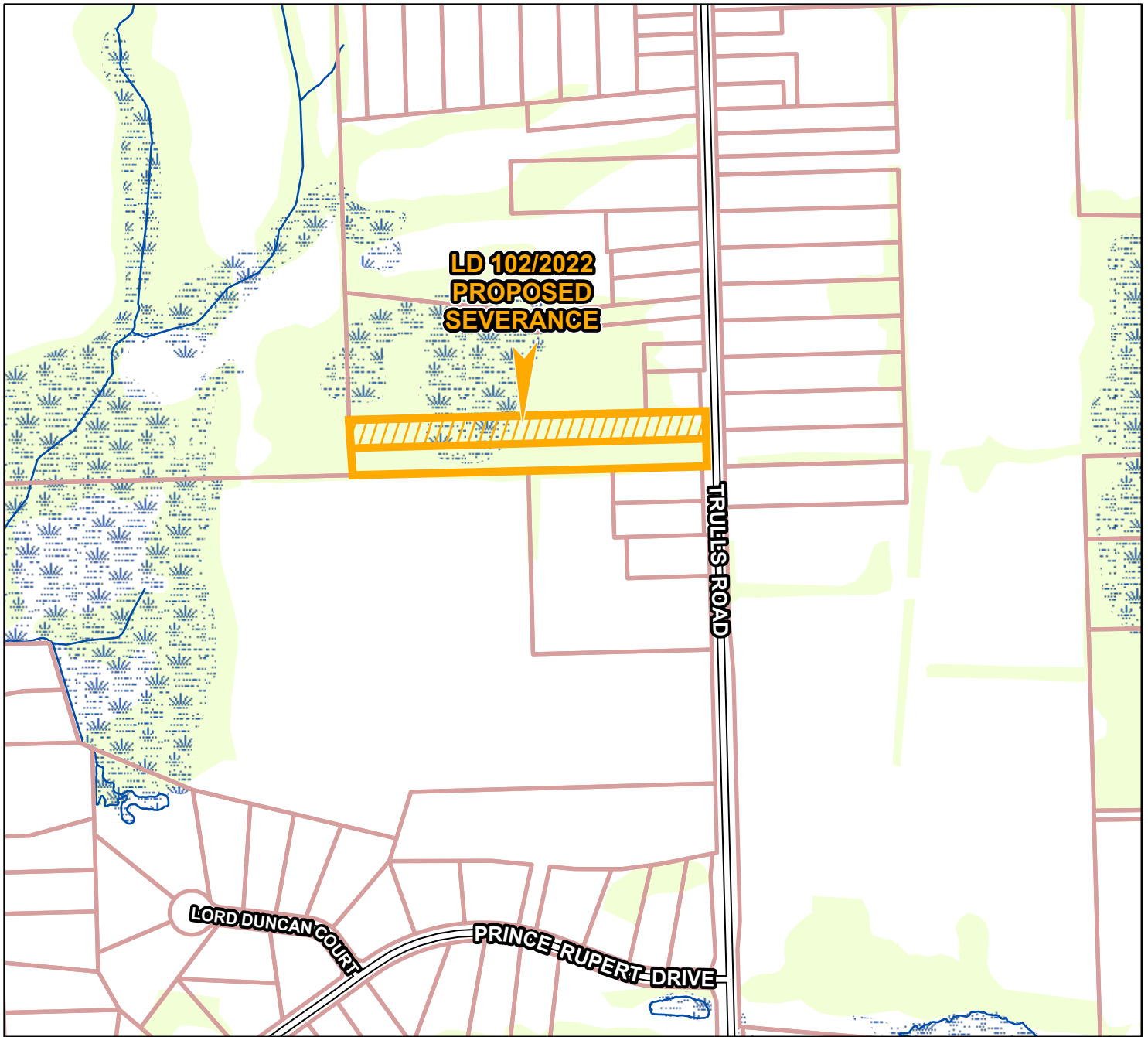
Address: 4458 TRULLS RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 1.22 HA hamlet lot, retaining a vacant 1.22 HA hamlet lot.

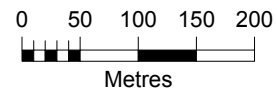


Land Division Application: LD 102/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 4458 Trulls Road



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel - Assessment |  | Wetland |
|  | Watercourse |  | Significant Woodlands |



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11 LD 103/2022

Owner: Riocan Holdings Inc. - Stuart Craig

Agent: Maryam Waseem

Location: Lot 6, Con. 2

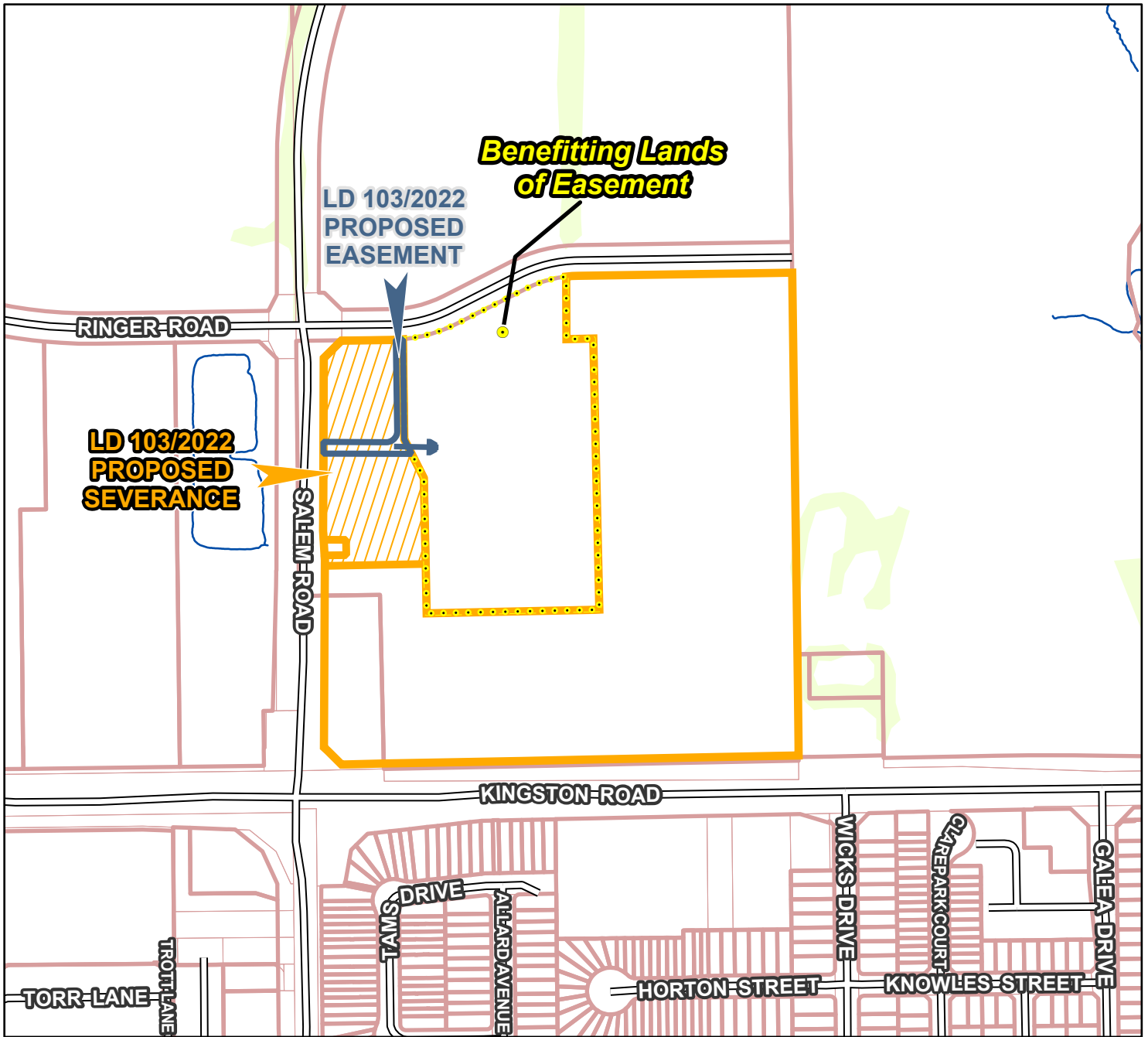
Address: 244 KINGSTON RD E, Ajax, ON

Town of Ajax








Consent to sever a 1,441 HA commercial parcel of land, retaining a 10,541 HA commercial parcel of land. Existing structures to remain. Application includes easement.

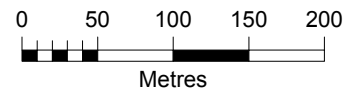


Land Division Application: LD 103/2022
Nature of Application: Proposed Severance and Easement of Land
Municipality: Town of Ajax
Address: 244 Kingston Road East



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Benefit Lands |  LD 103/2022 Easement |
|  Parcel - Assessment |  Significant Woodlands |
|  Watercourse | |



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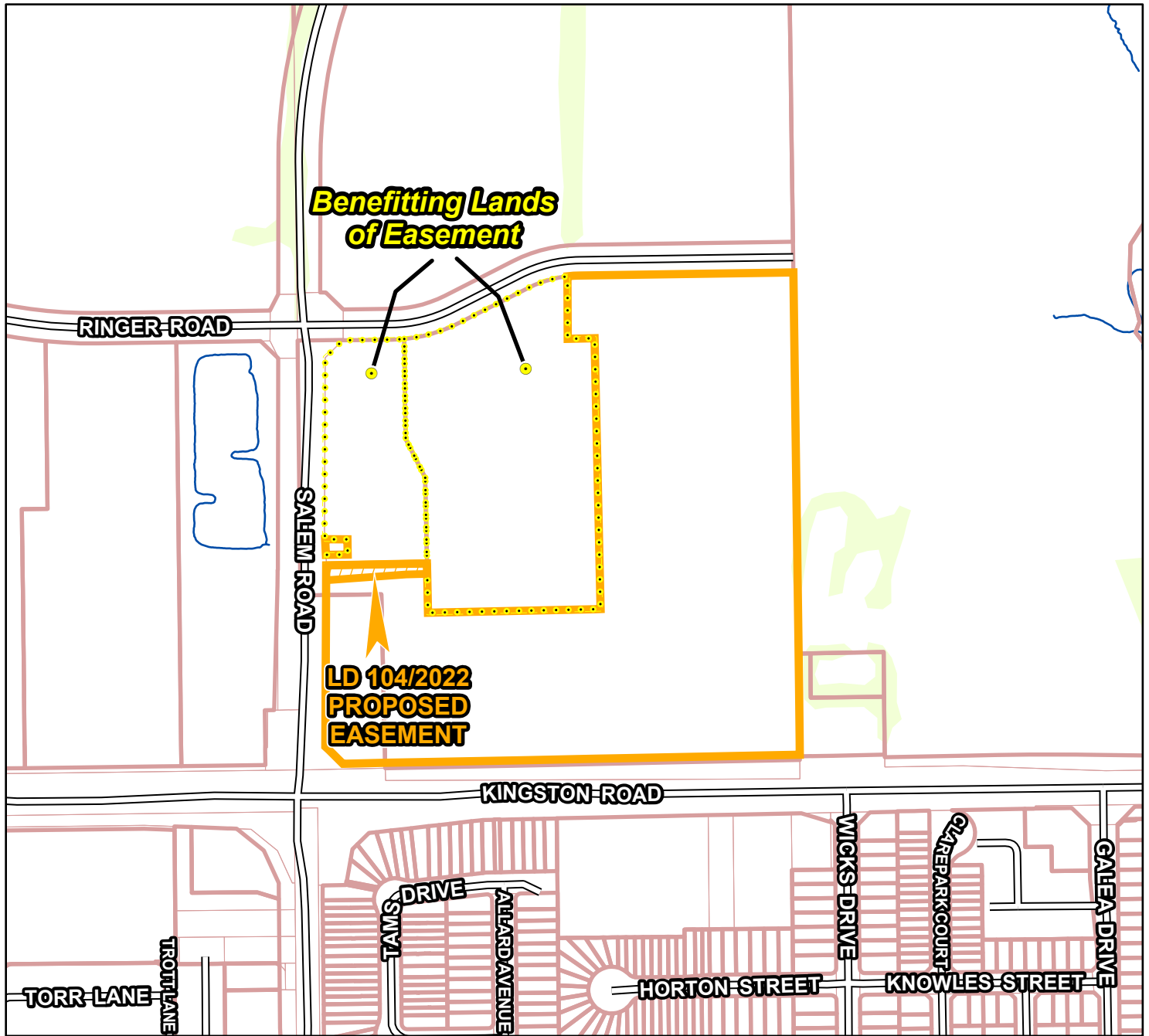
12 LD 104/2022

Owner: Maryam Waseem
Agent: Riocan Holdings Inc. - Stuart Craig
Location: Lot 6, Con 2
Address: 244 KINGSTON RD E, Ajax, ON
Town of Ajax




Consent to grant a 0.094 HA access easement in favour of the lands to the north, east and south, retaining a 10,541 HA commercial parcel of land.

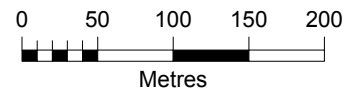


Land Division Application: LD 104/2022
Nature of Application: Proposed Easement of Land
Municipality: Town of Ajax
Address: 244 Kingston Road East



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Benefit Lands |  | Significant Woodlands |
|  | Parcel - Assessment | | |
|  | Watercourse | | |



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13 LD 105/2022

Owner: Larry & Andrea James

Agent: Sarah O'Donoghue

Location: Lot 25, Con 7

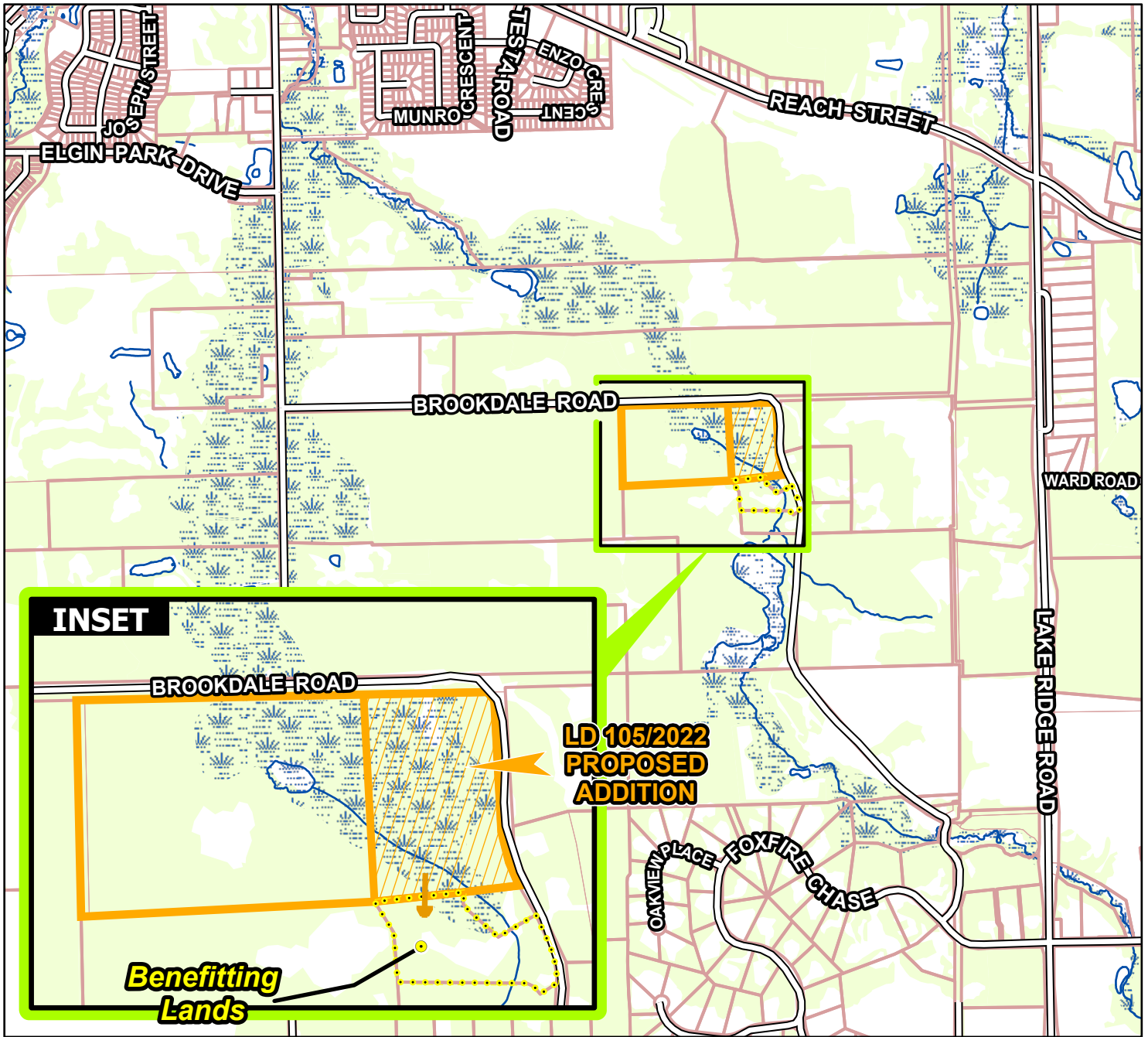
Address: 755 BROOKDALE RD, Uxbridge, ON

Township of Uxbridge








Consent to add a vacant 32,924.1 m² non-farm related rural parcel of land to the south, retaining a 76,165 m² non-farm related rural parcel of land with an existing dwelling to remain.

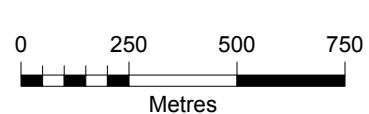


Land Division Application: LD 105/2022
Nature of Application: Proposed Addition of Land
Municipality: Township of Uxbridge
Address: 755 Brookdale Road



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel - Assessment |  | Benefit Lands |
|  | Watercourse |  | Wetland |
| | |  | Significant Woodlands |



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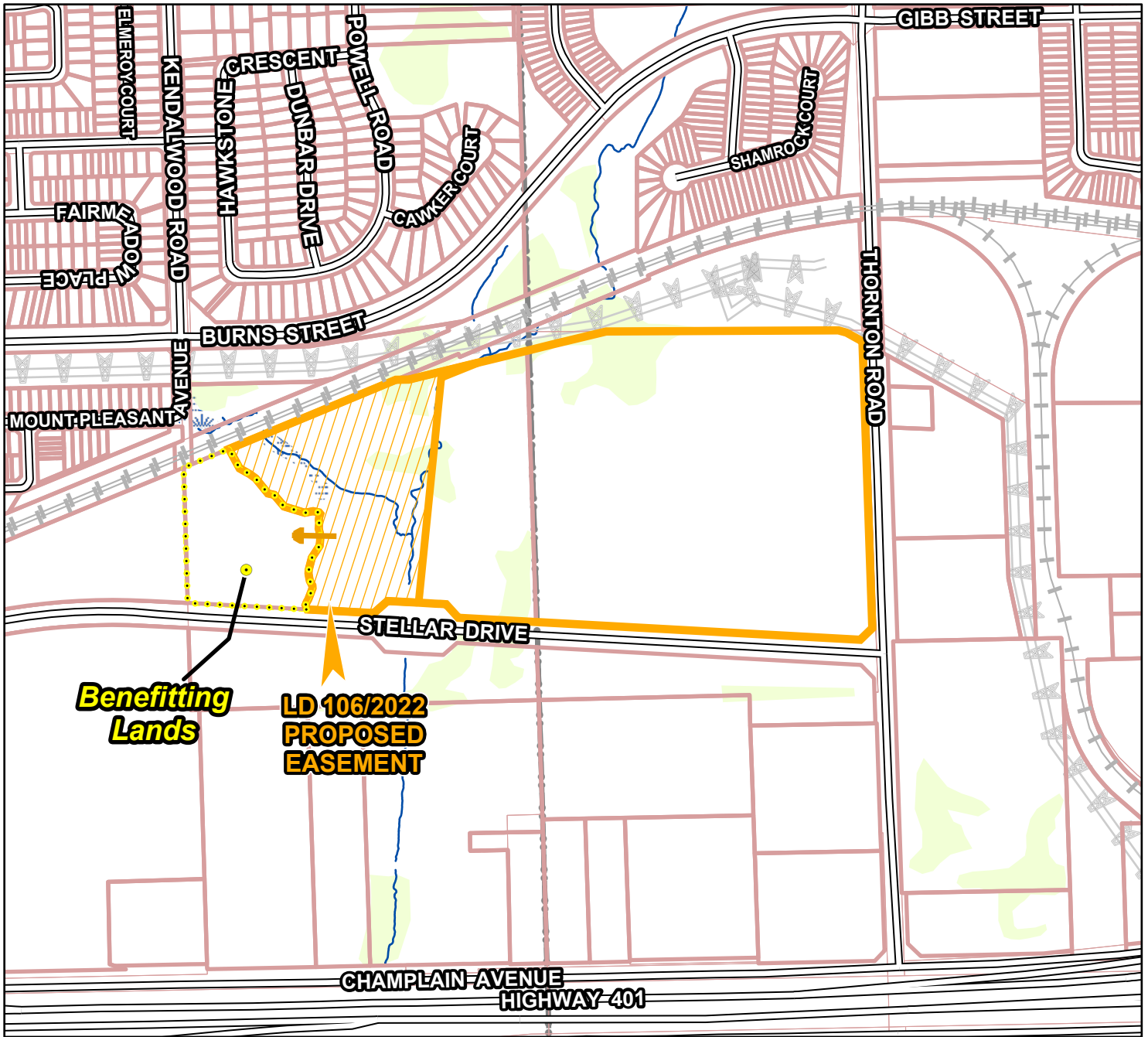
14 LD 106/2022

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










Consent to grant a 2.328 HA access easement in favour of the property to west,
retaining a 22.369 m2 HA industrial parcel of land.

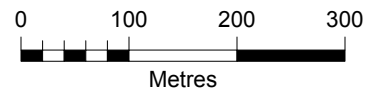


Land Division Application: LD 106/2022
Nature of Application: Proposed Easement of Land
Municipality: Town of Whitby
Address: Thornton Road South



Legend

- | | | | |
|--|---------------------|---|-----------------------|
|  | Subject Land |  | Retained Land |
|  | Parcel - Assessment |  | Benefit Lands |
|  | Watercourse |  | Wetland |
|  | Railway |  | Significant Woodlands |
|  | Hydro Line | | |



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15 LD 107/2022

Owner: Al-Karim & Sholina Rhemtulla

Agent: Batory Planning & Management c/o Paul Demczak

Location: Lot 10 & 11, RCP 820

Address: 1778 FAIRPORT RD, Pickering, City
of Pickering

Consent to sever a vacant 655.4 m² residential parcel of land, retaining a 3,531. m² residential parcel of land with an existing dwelling to remain.

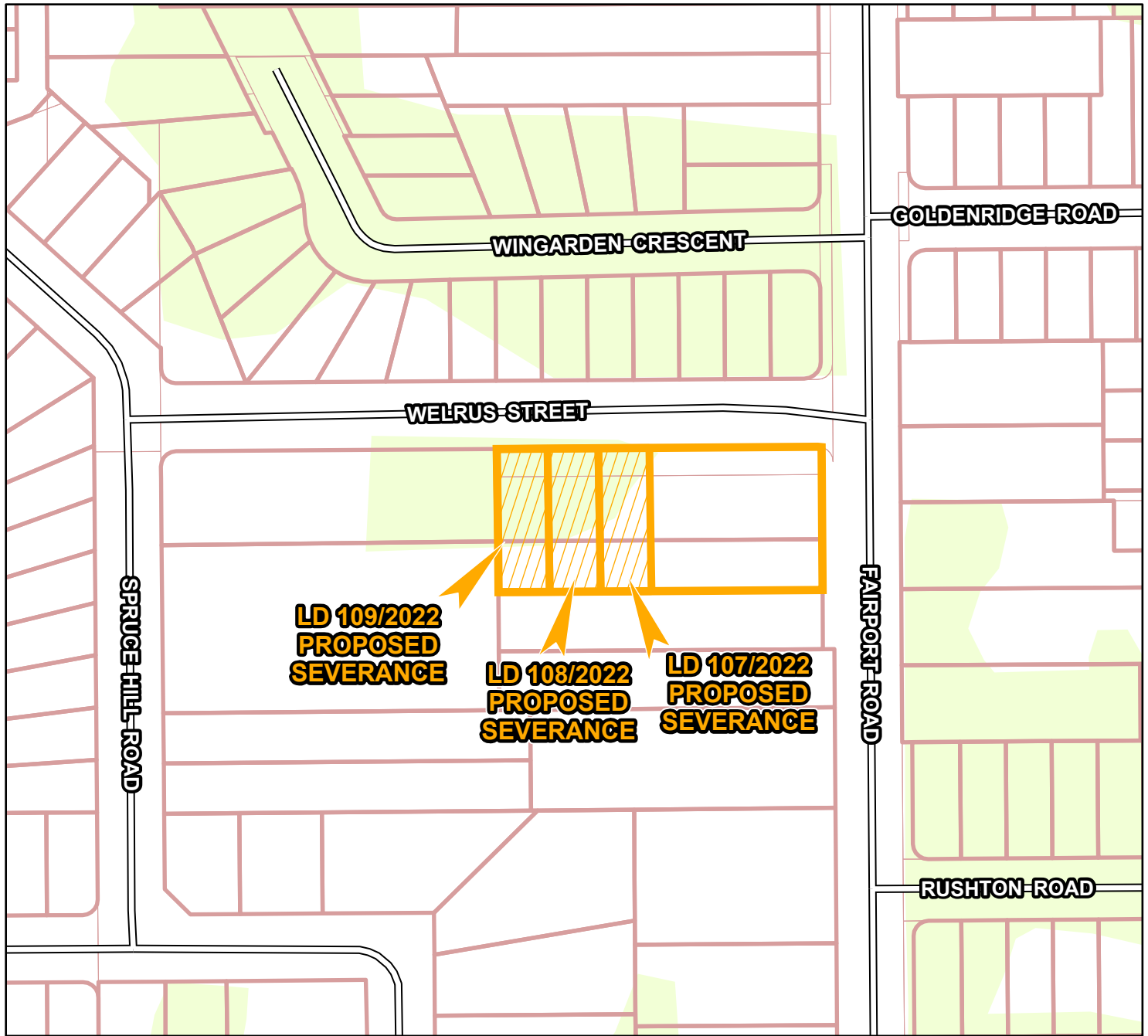


Land Division Applications: LD 107/2022 to LD109/2022

Nature of Applications: Proposed Severance of Land

Municipality: City of Pickering

Address: 1778 Fairport Road



Legend



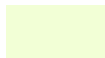
Subject Land



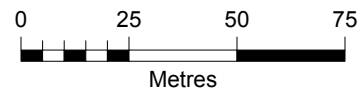
Retained Land



Parcel - Assessment



Significant Woodlands



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Data Sources:

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Not a plan of survey.

Owner: Al-Karim & Sholina Rhemtulla

Agent: Batory Planning & Management c/o Paul Demczak

Location: Lot 10 & 11, RCP 820

Address: 1778 FAIRPORT RD, Pickering, City
of Pickering

Consent to sever a vacant 655.4 m² residential parcel of land, retaining a 2,875.6 m² residential parcel of land with an existing dwelling to remain.

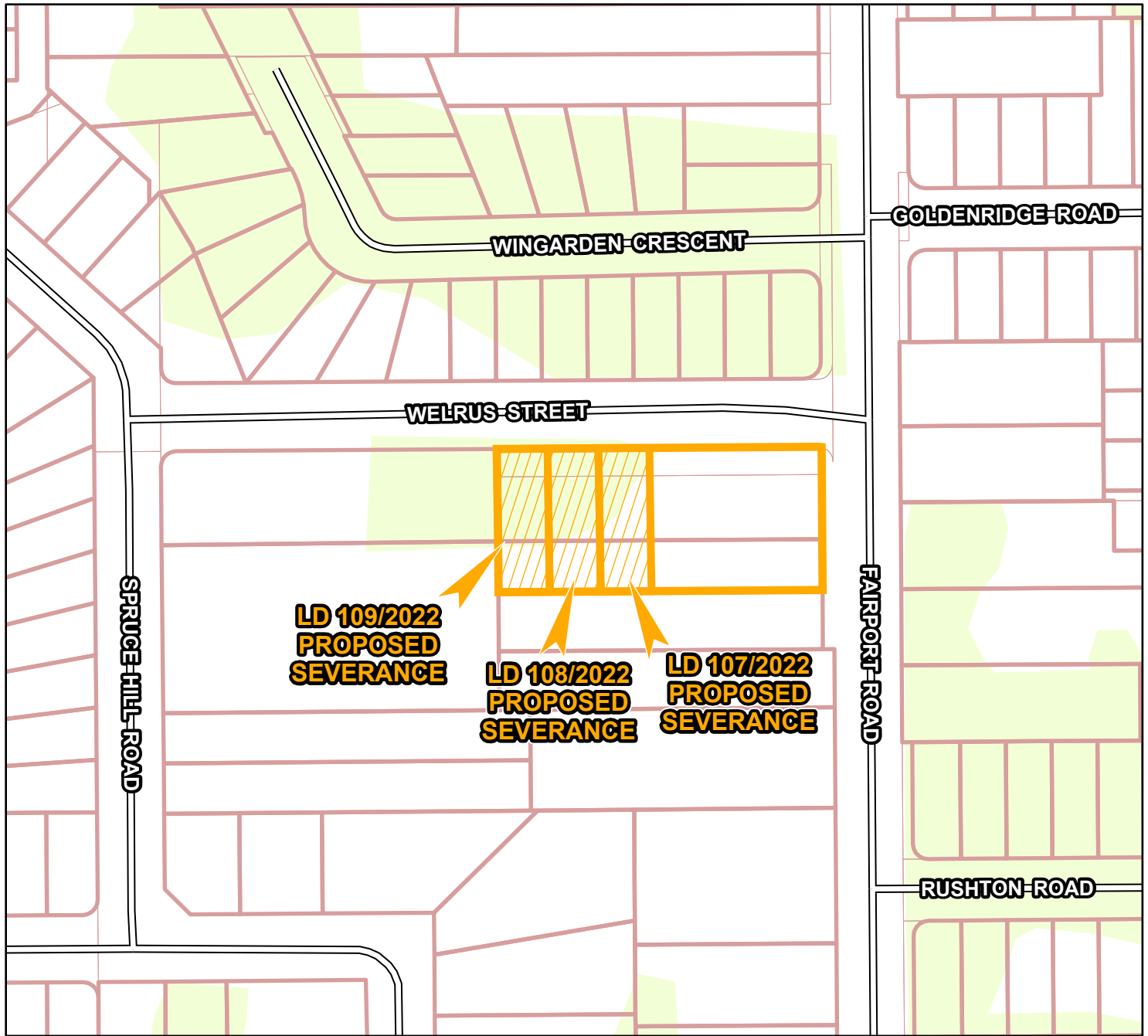


Land Division Applications: LD 107/2022 to LD109/2022

Nature of Applications: Proposed Severance of Land

Municipality: City of Pickering

Address: 1778 Fairport Road



Legend



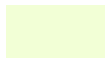
Subject Land



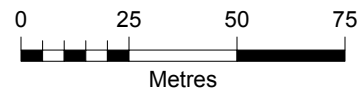
Retained Land



Parcel - Assessment



Significant Woodlands



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17 LD 109/2022

Owner: Al-Karim & Sholina Rhemtulla

Agent: Batory Planning & Management c/o Paul Demczak

Location: Lot 10 & 11, RCP 820

Address: 1778 FAIRPORT RD, Pickering, City
of Pickering

Consent to sever a vacant 656.4 m² residential parcel of land, retaining a 2,220.2 m² residential parcel of land with an existing dwelling to remain.

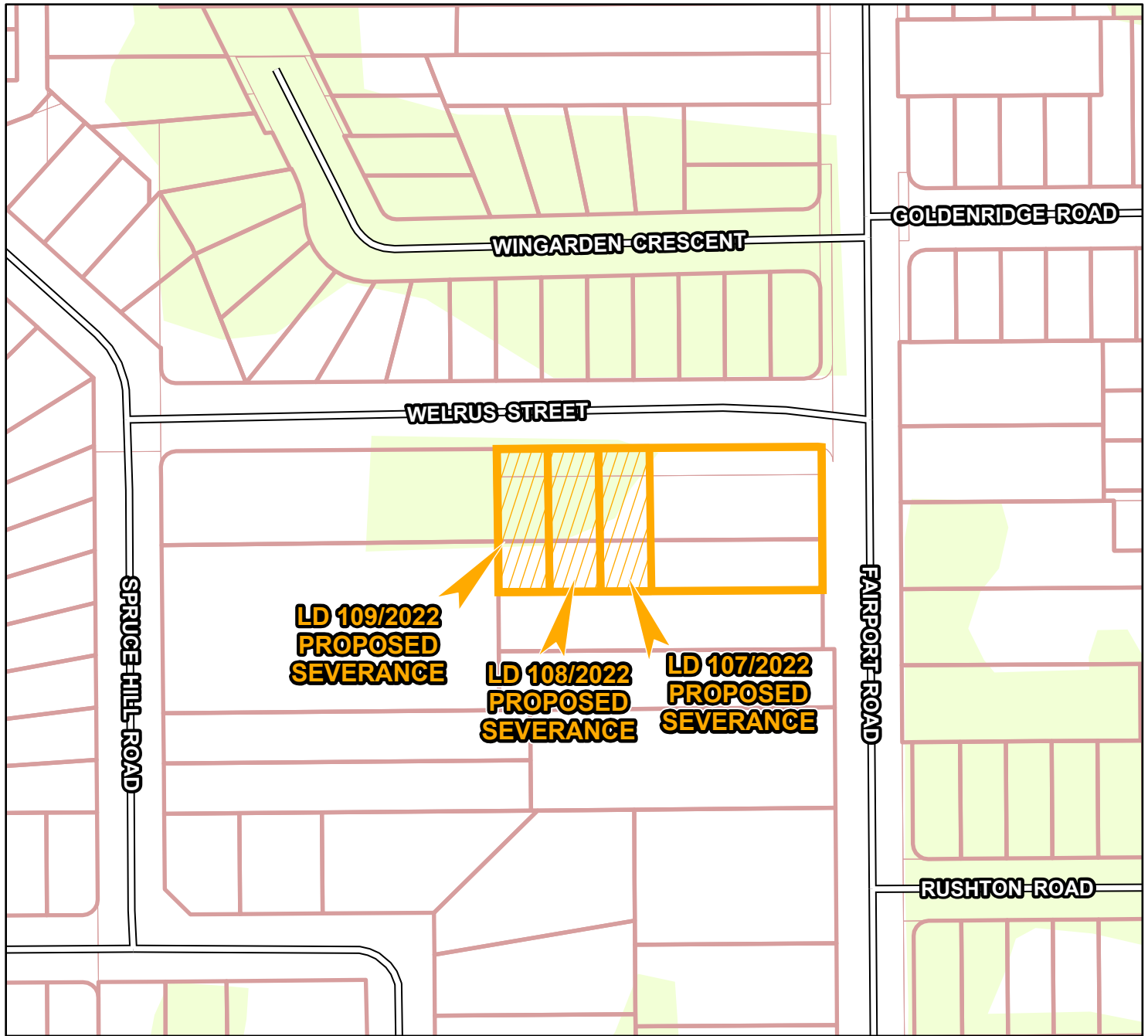


Land Division Applications: LD 107/2022 to LD109/2022

Nature of Applications: Proposed Severance of Land

Municipality: City of Pickering

Address: 1778 Fairport Road



Legend



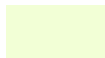
Subject Land



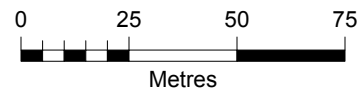
Retained Land



Parcel - Assessment



Significant Woodlands



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6. Date of Next Meeting: October 3, 2022

7. Adjournment