



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, May 15, 2023**

**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 17<sup>th</sup>, 2023

**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 053/2021

**Tabled: May 10, 2021**

Owner: 1472583 Ontario Ltd.

Agent: Municipal Solutions Inc. DBA: John Mutton

Location: Lot:9, Concession:1

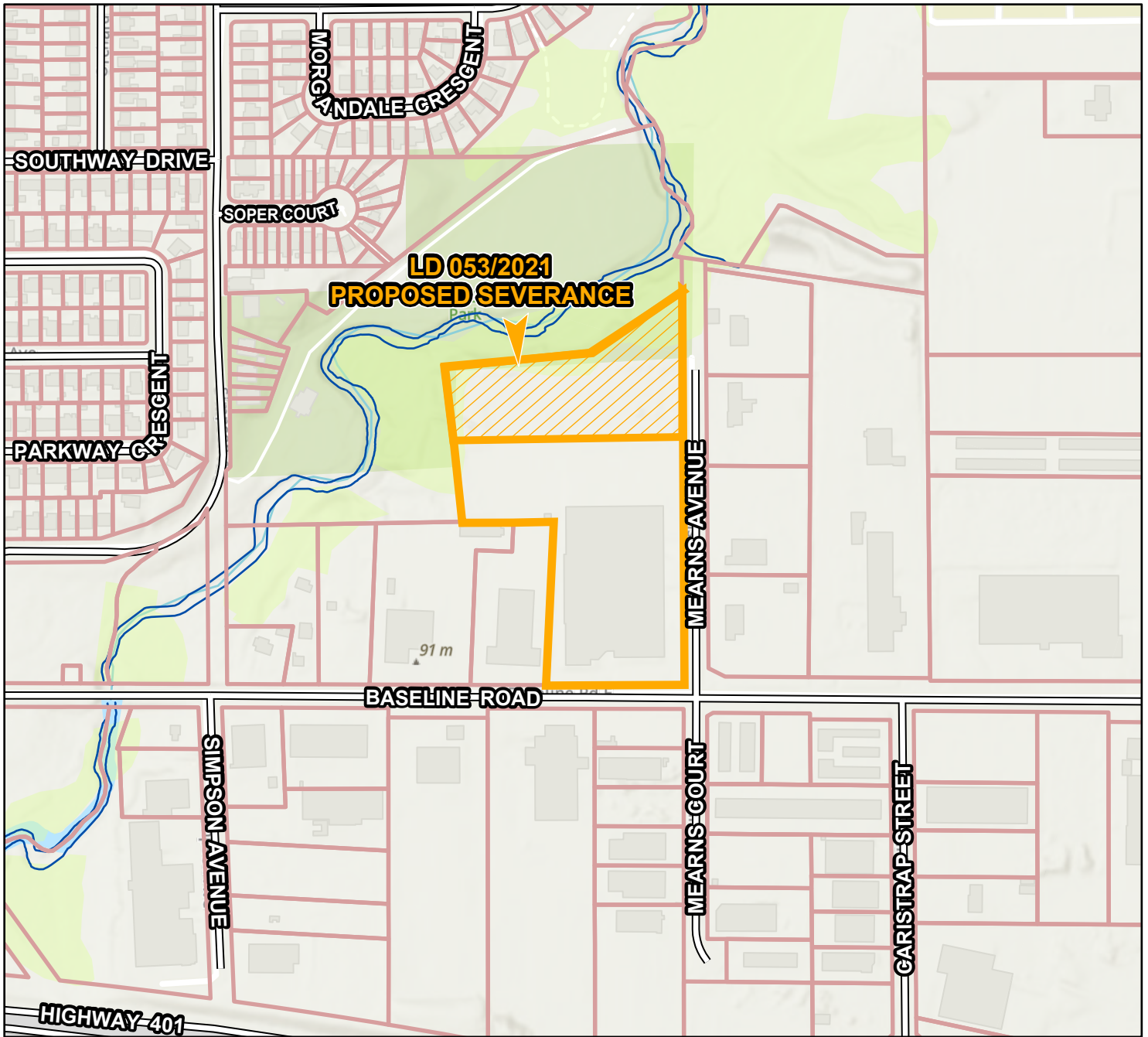
Address: 200 BASELINE RD E, Clarington, ON

Municipality of Clarington

Consent to sever a 1.6 ha industrial parcel of land, retaining a 2.99 ha vacant industrial parcel of land.

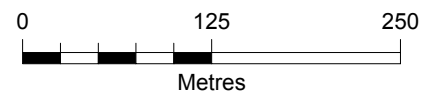


Land Division Application: LD 053/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Municipality of Clarington  
Address: 200 Baseline Road East, Bowmanville



Legend

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



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2 LD 055/2021

**Tabled: May 10, 2021**

Owner: Jordan Lehman

Agent: Owen Design Consultants Ltd. DBA: John Owen

Location: Lot:27, Concession:7

Address: 153 CEMETERY RD, Uxbridge, ON

Township of Uxbridge

Consent to sever a 964.50 m<sup>2</sup> residential parcel of land, retaining a 2,206.02 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

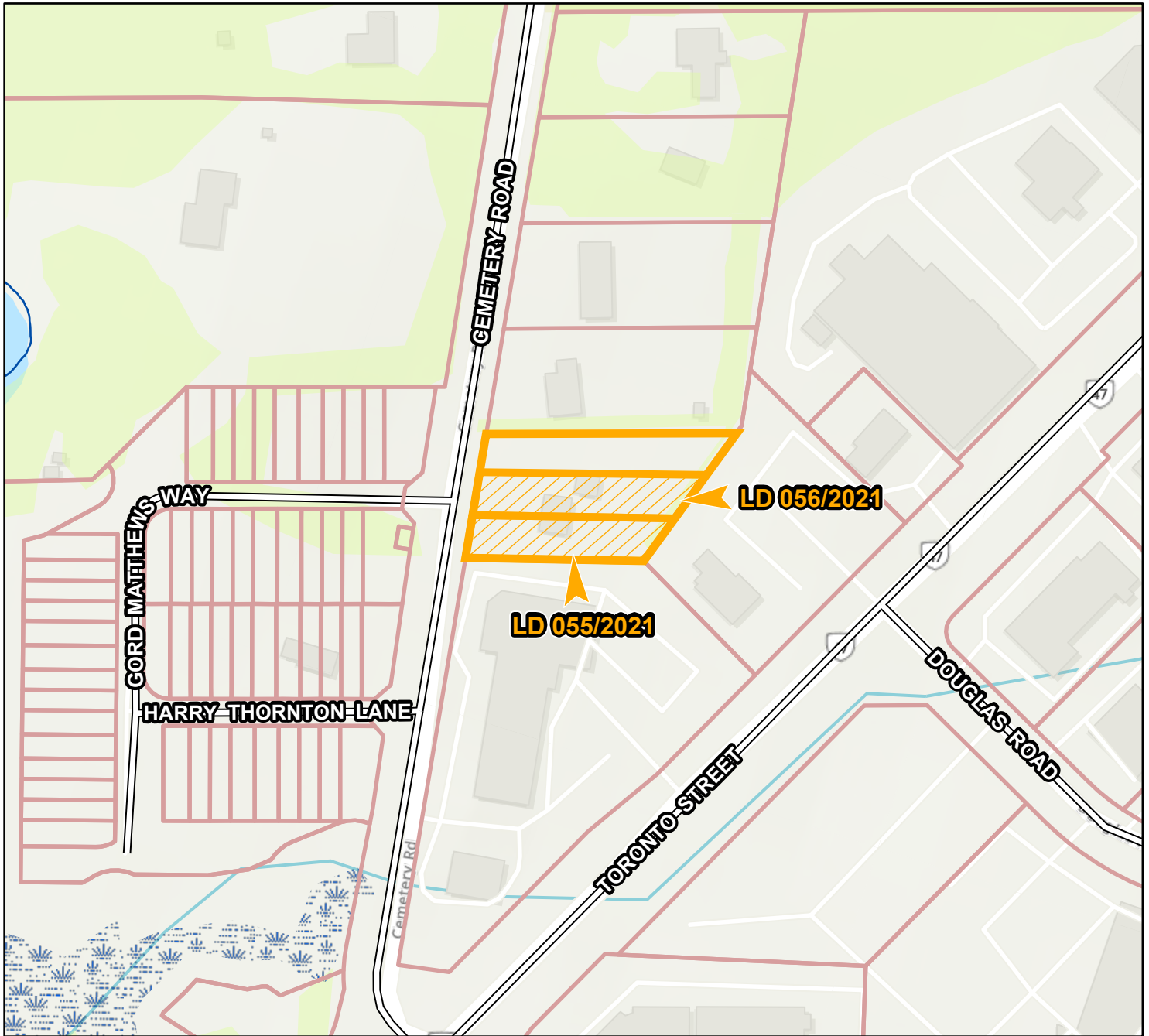


# Land Division Applications: LD 055/2021 to LD 056/2021

Nature of Application: Proposed Severance of Land

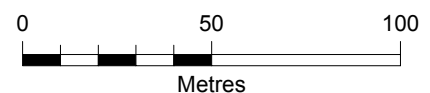
Municipality: Township of Uxbridge

Address: 153 Cemetery Road



## Legend

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



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3 LD 056/2021

**Tabled: May 10, 2021**

Owner: Jordan Lehman

Agent: Owen Design Consultants Ltd. DBA: John Owen

Location: Lot:27, Concession:7

Address: 153 CEMETERY RD, Uxbridge, ON

Township of Uxbridge

Consent to sever a 1085.79 m2 residential parcel of land, retaining a 1120.23 m2 residential parcel of land. Existing dwelling to be demolished.

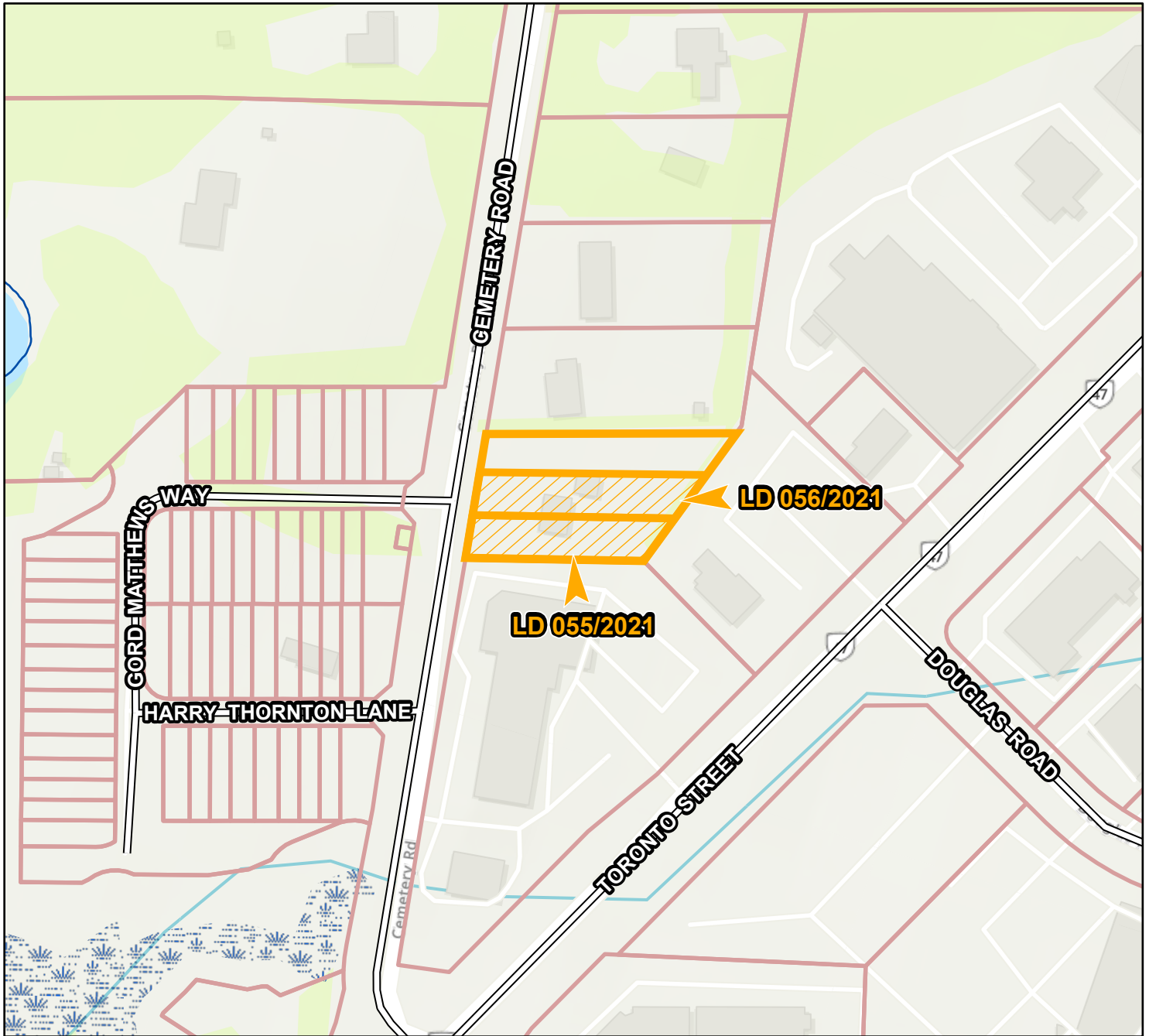


# Land Division Applications: LD 055/2021 to LD 056/2021

Nature of Application: Proposed Severance of Land

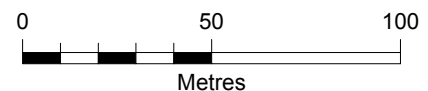
Municipality: Township of Uxbridge

Address: 153 Cemetery Road



## Legend

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



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4 LD 059/2021

**Tabled: May 10, 2021**

Owner: Huberta Maria Van Wees

Agent: Thomas, Efraim LLP

Location: Lot:17, Concession:4

Address: 4497 GREEN RD, Clarington, ON

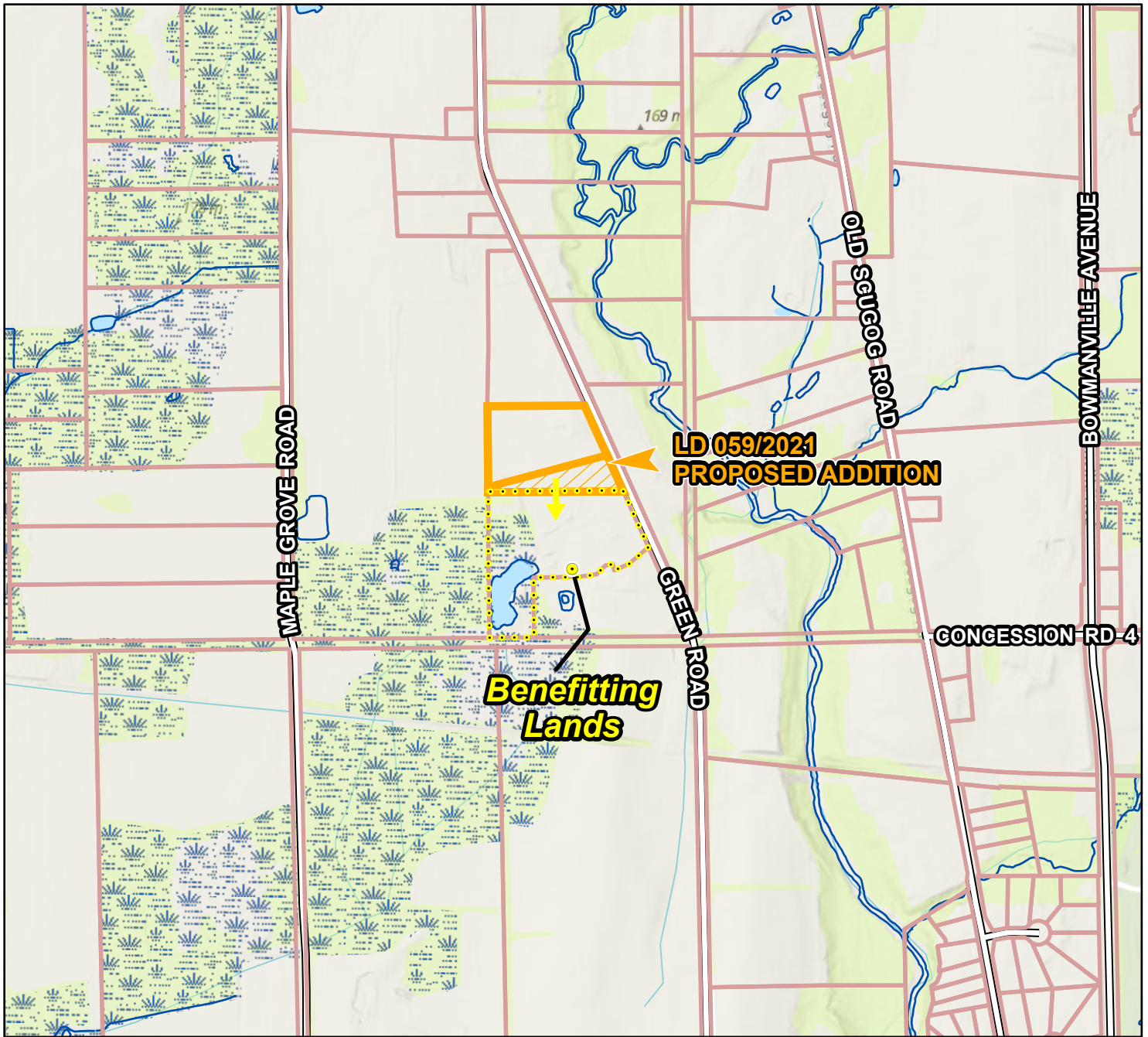
Municipality of Clarington

Consent to add a vacant 1.16 ha non-farm related rural residential parcel of land to the south, retaining a 2.99 ha non-farm related rural residential parcel of land.




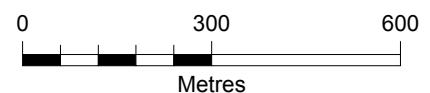


Land Division Application: LD 059/2021  
Nature of Application: Proposed Addition of Land  
Municipality: Municipality of Clarington  
Address: 4186 Green Road, Hampton



Legend

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



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**Tabled: August 8, 2022**

Owner: Bowmanville Creek Developments Inc.

Agent: David McKay C/O MHBC

Location: Lot 12 & 13, Conc. BFC

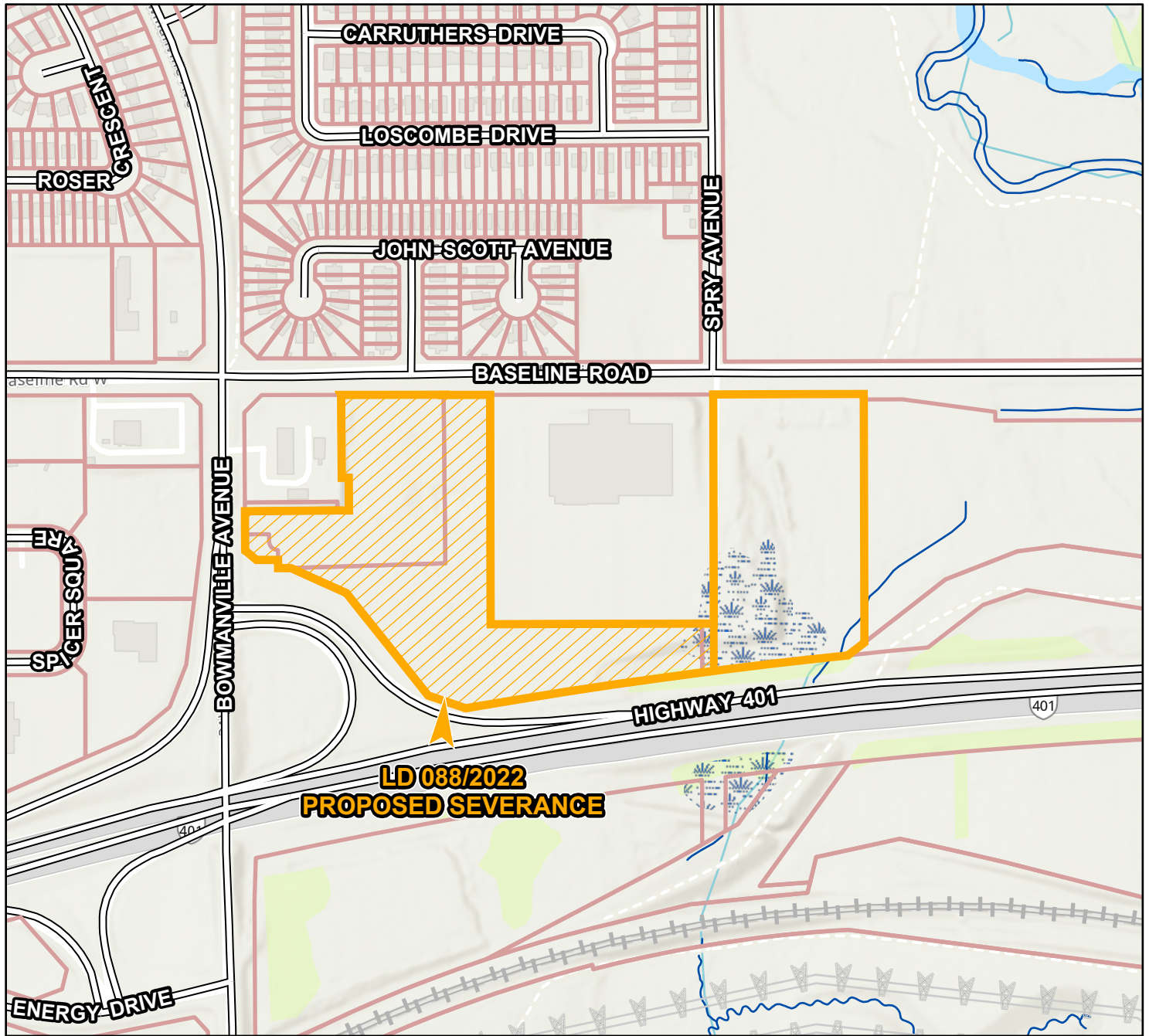
Address: 285 BASELINE RD W, Clarington, ON

Municipality of Clarington








Consent to sever a vacant 43,423 m<sup>2</sup> commercial parcel of land, retaining a vacant 29,245 m<sup>2</sup> vacant commercial parcel of land for future residential development.  
Application includes easement.

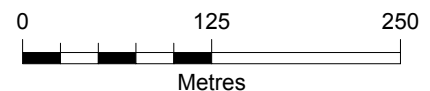


Land Division Application: LD 088/2022  
Nature of Application: Proposed Severance and Easement of Land  
Municipality: Municipality of Clarington  
Address: 205 Baseline Road West, Bowmanville



Legend

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



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**Tabled: August 8, 2022**

Owner: Bowmanville Creek Developments Inc.

Agent: David McKay C/O MHBC

Location: Lot 12 & 13, Conc. BFC

Address: 285 BASELINE RD W, Clarington, ON

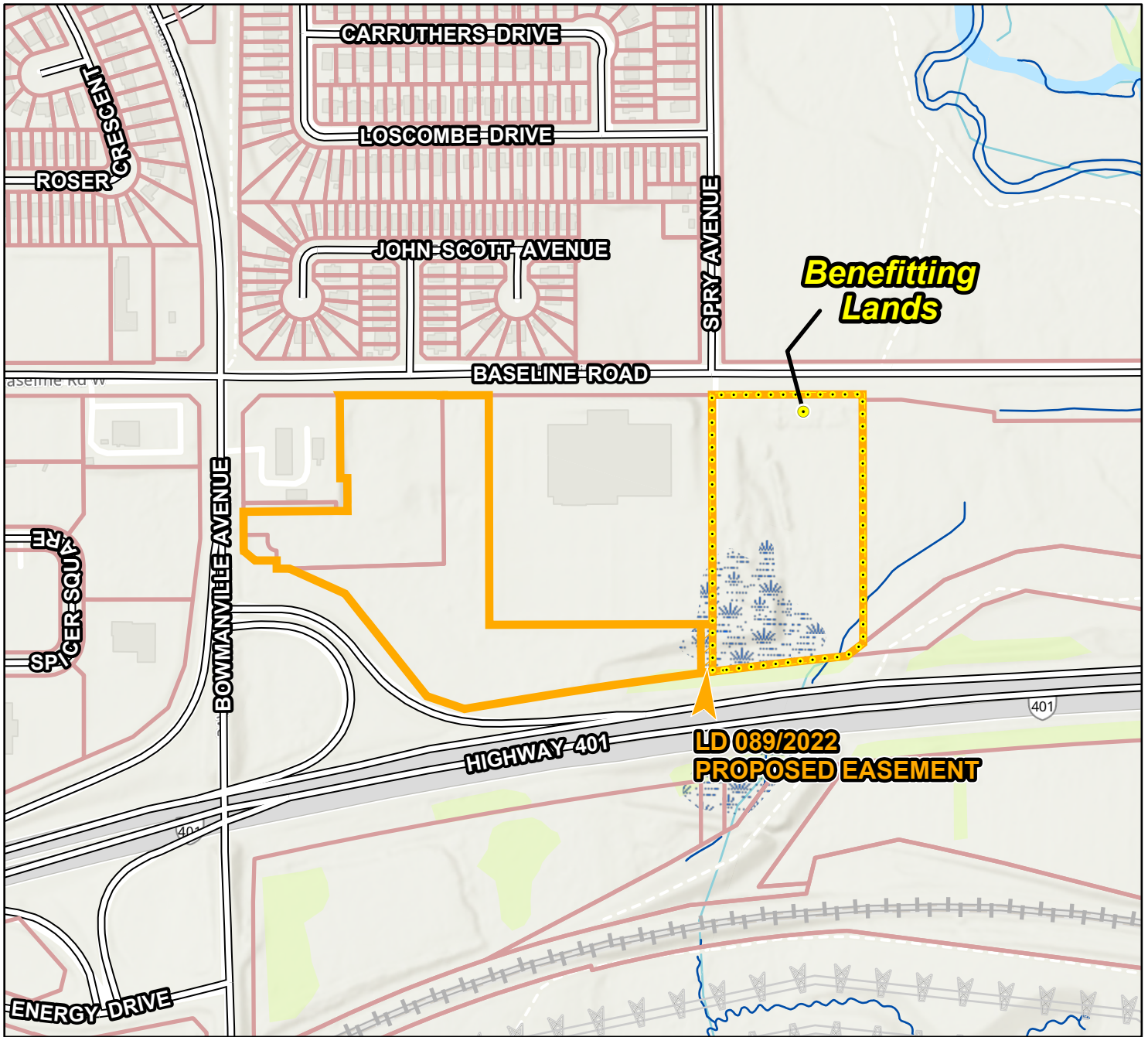
Municipality of Clarington

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.







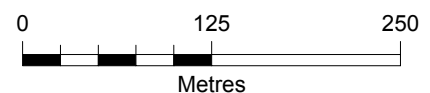


Land Division Application: LD 089/2022  
Nature of Application: Proposed Easement of Land  
Municipality: Municipality of Clarington  
Address: 205 Baseline Road West, Bowmanville



Legend

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



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7 LD 019/2023

Owner: Edwin Gaudaur DBA: Edwin Gaudaur

Agent: D.G Biddle & Associates

Location: Lot 9, Con 4

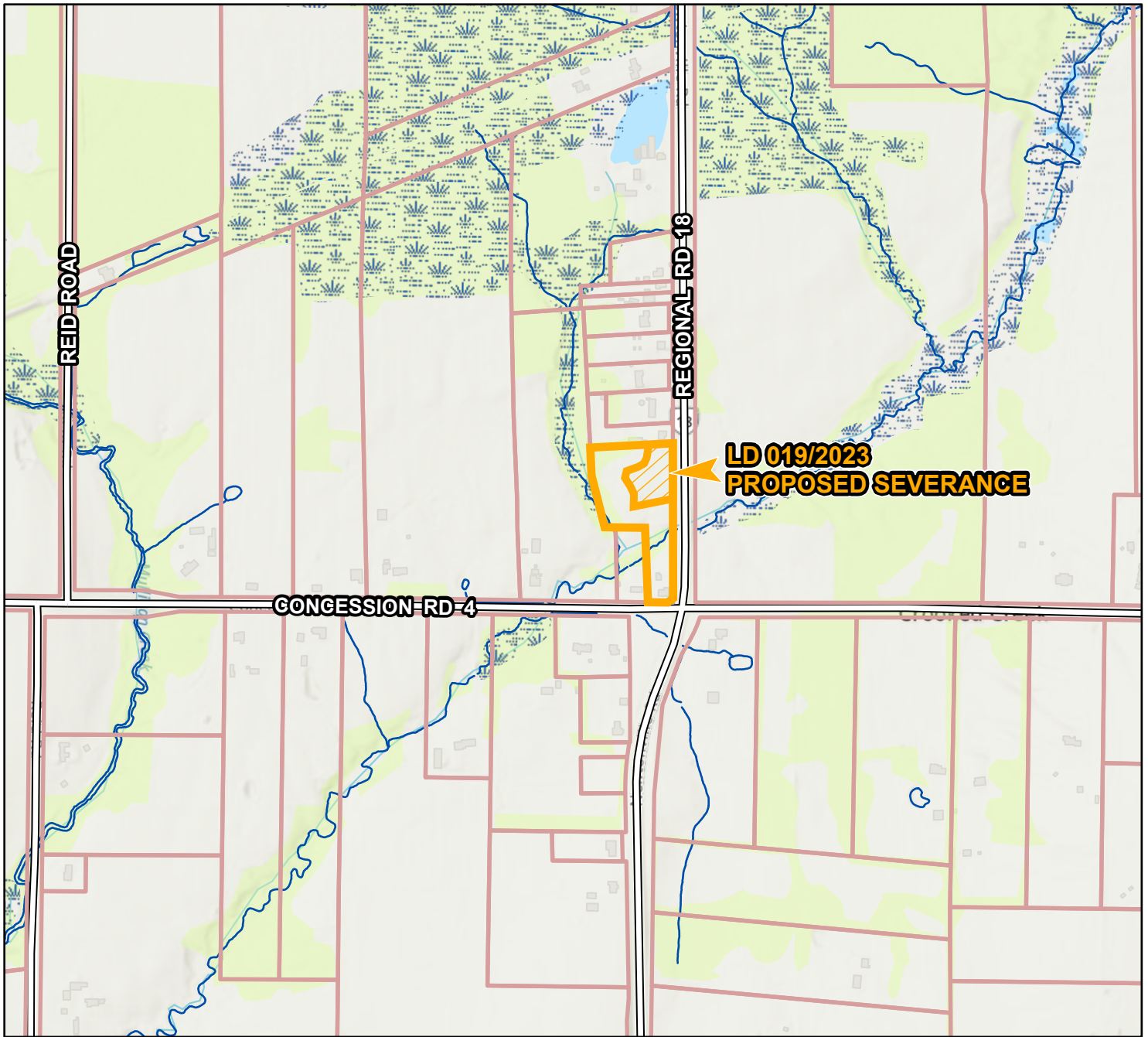
Address: 4498 CONCESSION RD 4, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 4000 m<sup>2</sup> non farm related rural residential parcel of land, retaining a 11,546.2 m<sup>2</sup> non farm related rural residential parcel of land with an existing dwelling barn to remain.

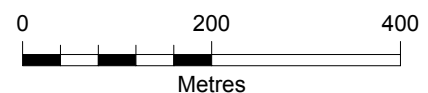


Land Division Application: LD 019/2023  
Nature of Application: Proposed Severance of Land  
Municipality: Municipality of Clarington  
Address: 4498 Concession Road 4, Newtonville



Legend

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



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8 LD 020/2023

Owner: Antonio (Tony) Giovanni Bruno

Agent: JKO Planning Services Inc DBA: JKO Planning Services Inc

Location: Con 2 PT, Lot 33

Address: 2576 PRESTONVALE RD, Clarington, ON

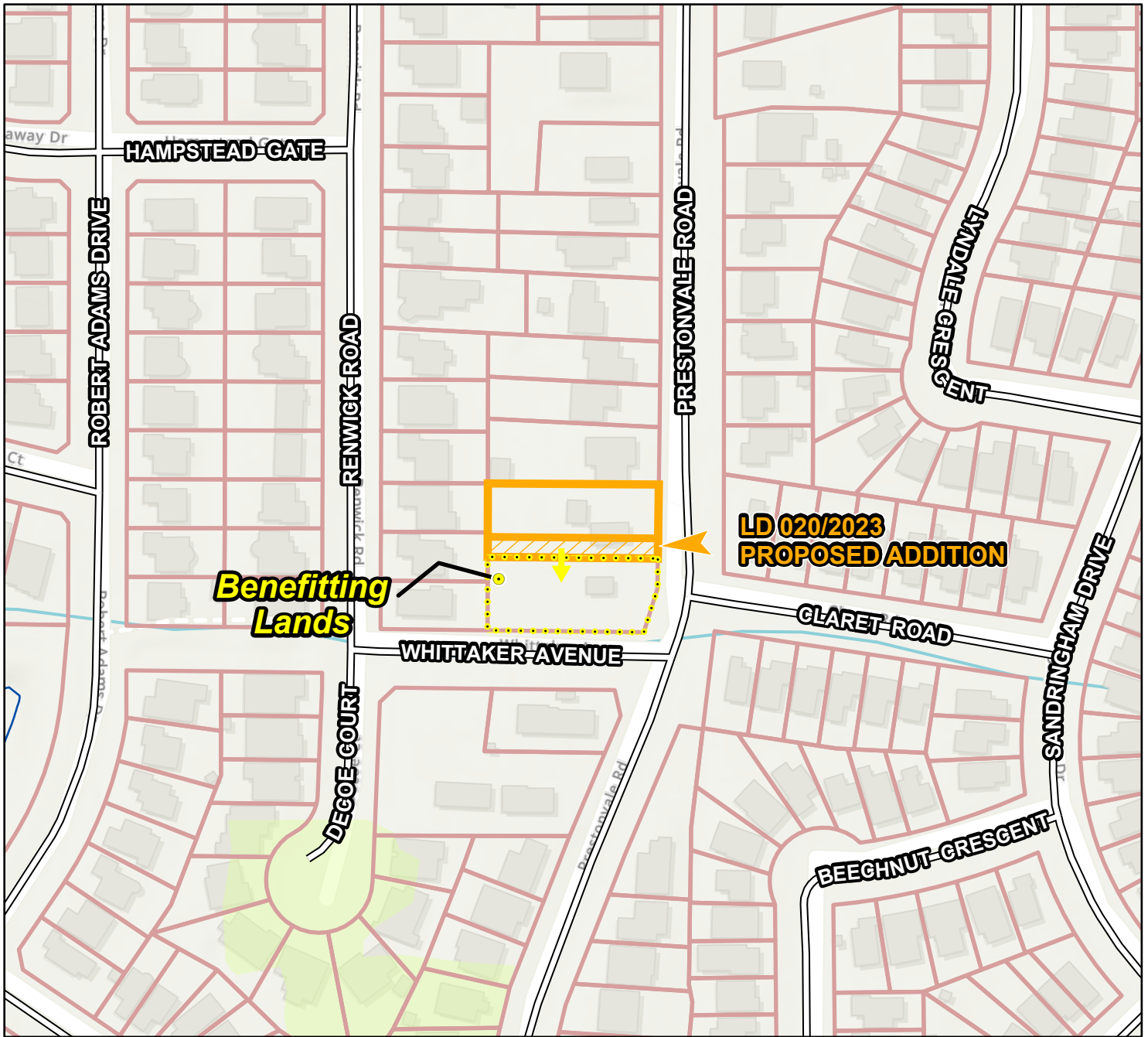
Municipality of Clarington

Consent to add a 406.1 M2 residential parcel of land to the south retaining a 1068.6 M2 residential parcel of land. Existing dwelling to be demolished.



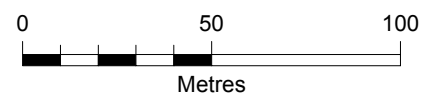


Land Division Application: LD 020/2023  
Nature of Application: Proposed Addition of Land  
Municipality: Municipality of Clarington  
Address: 2576 Prestonvale Road, Courtice



Legend

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



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Owner: Brundale Fine Homes Ltd. DBA: Tony Bruno

Agent: JKO Planning Services Inc DBA: JKO Planning Services Inc

Location: Con 2 PT, Lot 33 Now RP 10R2948 Part 6

Address: 2578 PRESTONVALE RD, Clarington, ON

Municipality of Clarington

Consent to sever a 662.7 M2 residential parcel of land retaining a 1173.4 M2 residential parcel of land. Existing dwelling to be demolished.

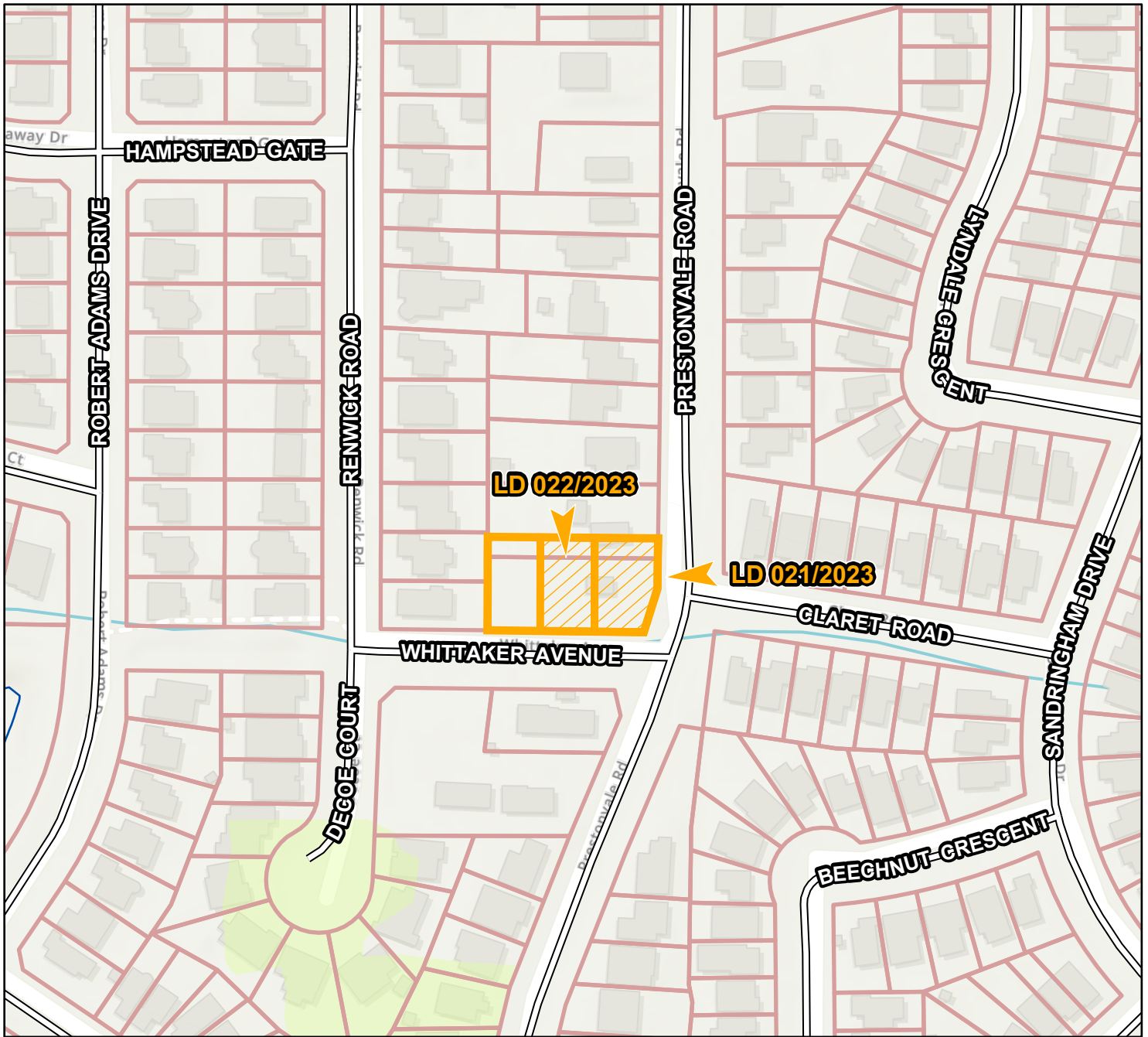


# Land Division Applications: LD 021/2023 to LD 022/2023

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 2578 Prestonvale Road, Courtice



## Legend



Subject Land



Retained Land



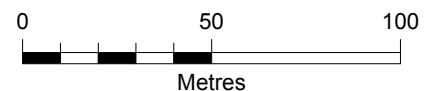
Parcel - Assessment



Significant Woodlands



Watercourse



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10 LD 022/2023

Owner: Brundale Fine Homes Ltd. DBA: Tony Bruno

Agent: JKO Planning Services Inc

Location:

Address: 2578 PRESTONVALE RD, Clarington, ON

Municipality of Clarington

Consent to sever a 587.9 M2 residential parcel of land, retaining a 585.5 M2 residential parcel of land. Existing dwelling to be remain.

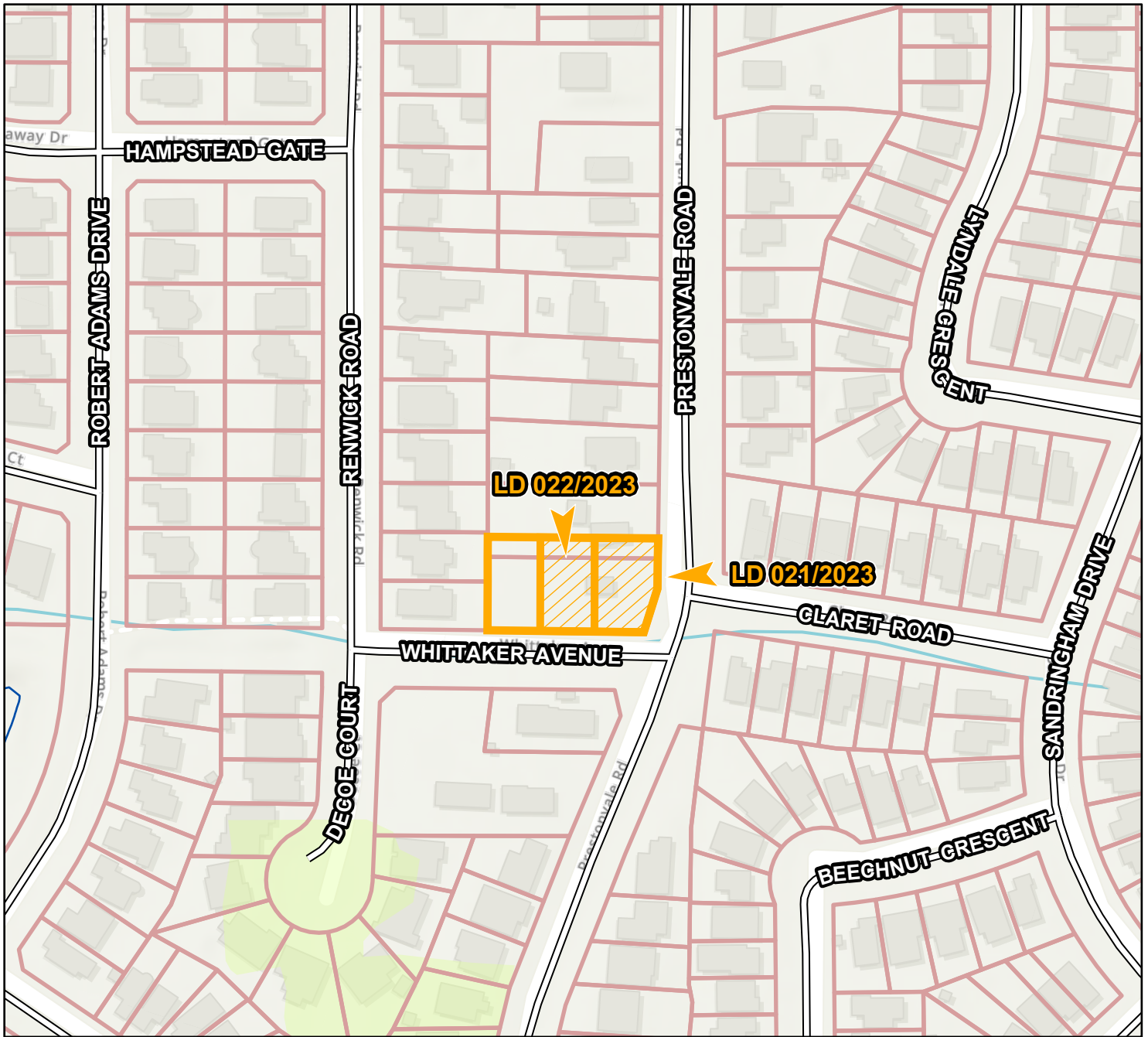


# Land Division Applications: LD 021/2023 to LD 022/2023

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington

Address: 2578 Prestonvale Road, Courtice



## Legend



Subject Land



Retained Land



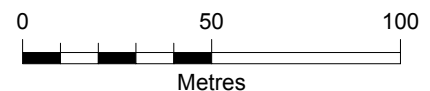
Parcel - Assessment



Significant Woodlands



Watercourse



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11 LD 023/2023

Owner: Jill Yvonne Walkden DBA: Jill Yvonne Walkden

Agent: Jill Yvonne Walkden DBA: Jill Yvonne Walkden

Location: Part Lot 5 & 6, Con 8

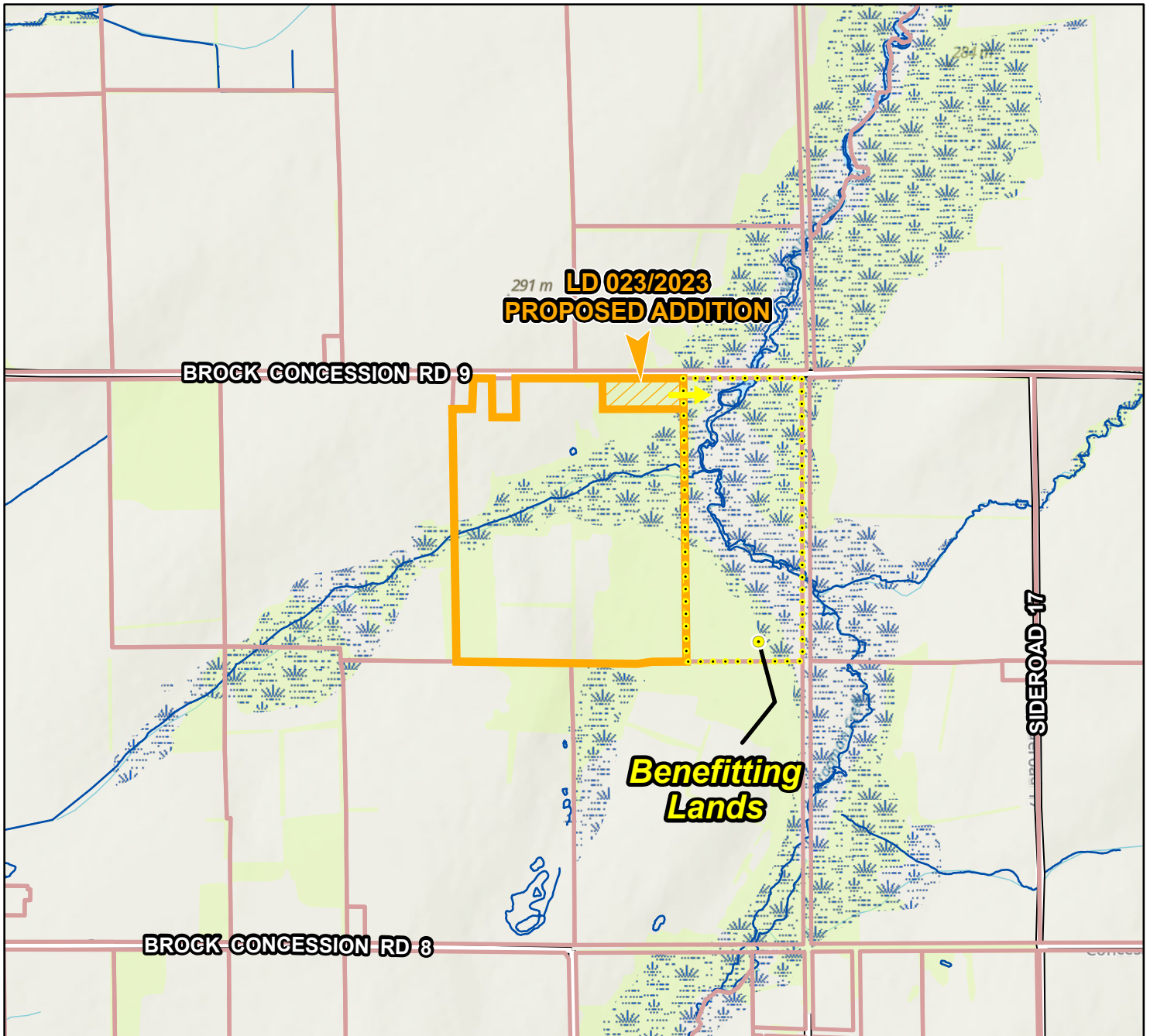
Address: 500 9TH CONCESSION, Brock, ON

Township of Brock

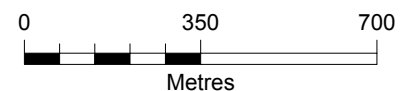
Consent to add a vacant 1.588 HA agricultural parcel of land to the east retaining a 40.47 HA agricultural parcel of land with an existing dwelling to remain.




Land Division Application: LD 023/2023  
Nature of Application: Proposed Addition of Land  
Municipality: Township of Brock  
Address: 500 Concession Road 9



Legend



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

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12 LD 024/2023

Owner: 2774626 Ontario Inc. DBA: 2774626 Ontario Inc.

Agent: D.G Biddle & Associates

Location: Lot 11, Con 1

Address: 11 DUKE ST, Clarington, ON

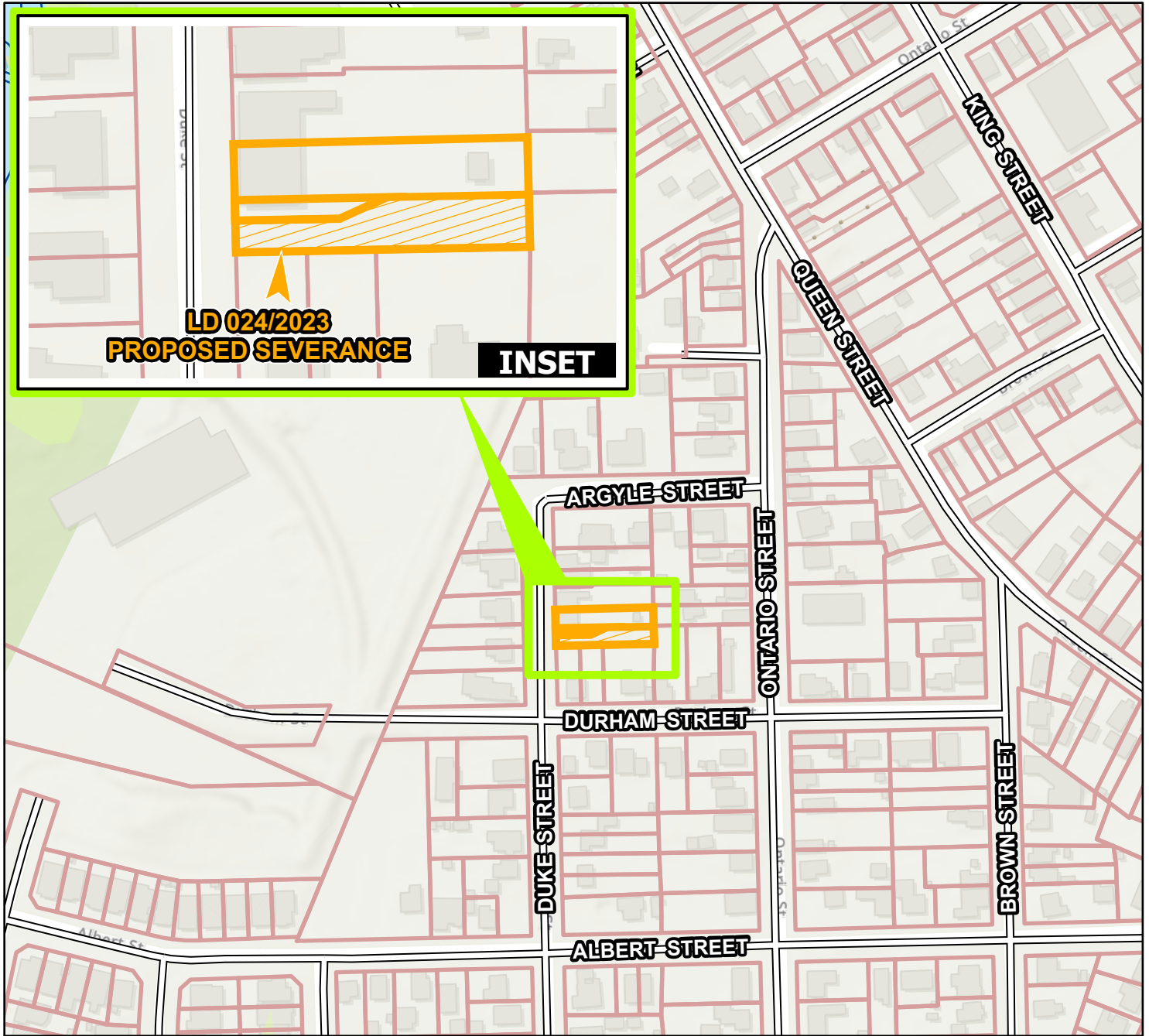
Municipality of Clarington

Consent to sever a vacant 445.8 M2 residential parcel of land, retaining a 491.9 M2 residential parcel of land with an existing semi-detached dwelling to remain. App includes access easement.



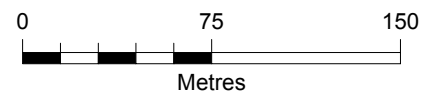


Land Division Application: LD 024/2023  
Nature of Application: Proposed Severance and Easement of Land  
Municipality: Municipality of Clarington  
Address: 11 Duke Street, Bowmanville



Legend

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



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**6. Date of Next Meeting: June 12<sup>th</sup>, 2023**

**7. Adjournment**