



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, April 23, 2018**

1:00 P.M.

**Lower Level Boardroom (LL-C)
Regional Headquarters Building
605 Rossland Road East, Whitby**

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1. Adoption of Minutes

Land Division Committee meeting held on March 19, 2018

2. Review Consent Application/Correspondence

Public Deputations and consideration of consent applications will begin at 1:00 P.M.

3. Other Business

4. Recess

5. Consideration of Consent Applications

1. File: LD 019/2016

Tabled: February 12, 2018

Owner: Rizk, Georgina

Khalil, Joseph

Ghanem, Fadel

Location: Lot 16, Conc. 2

Town of Ajax

Consent to sever a vacant 765 m² residential parcel of land, retaining a 722 m² residential parcel of land with an existing dwelling.

Note: Location Map on next page

Land Division Application No: LD019/2016
Nature of Application: Proposed Severance of Land
Municipality: City of Ajax



Legend



Subject Land



Retained Land



Parcel



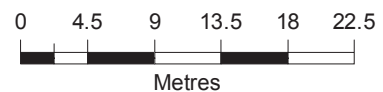
Road



Vegetation



River



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STREET LINE ROAD NETWORK: © DMTI Spatial.

2. File: LD 089/2017

Tabled: December 11, 2017

Owner: Joshani Homes Ltd.

Agent: Foster, Mike

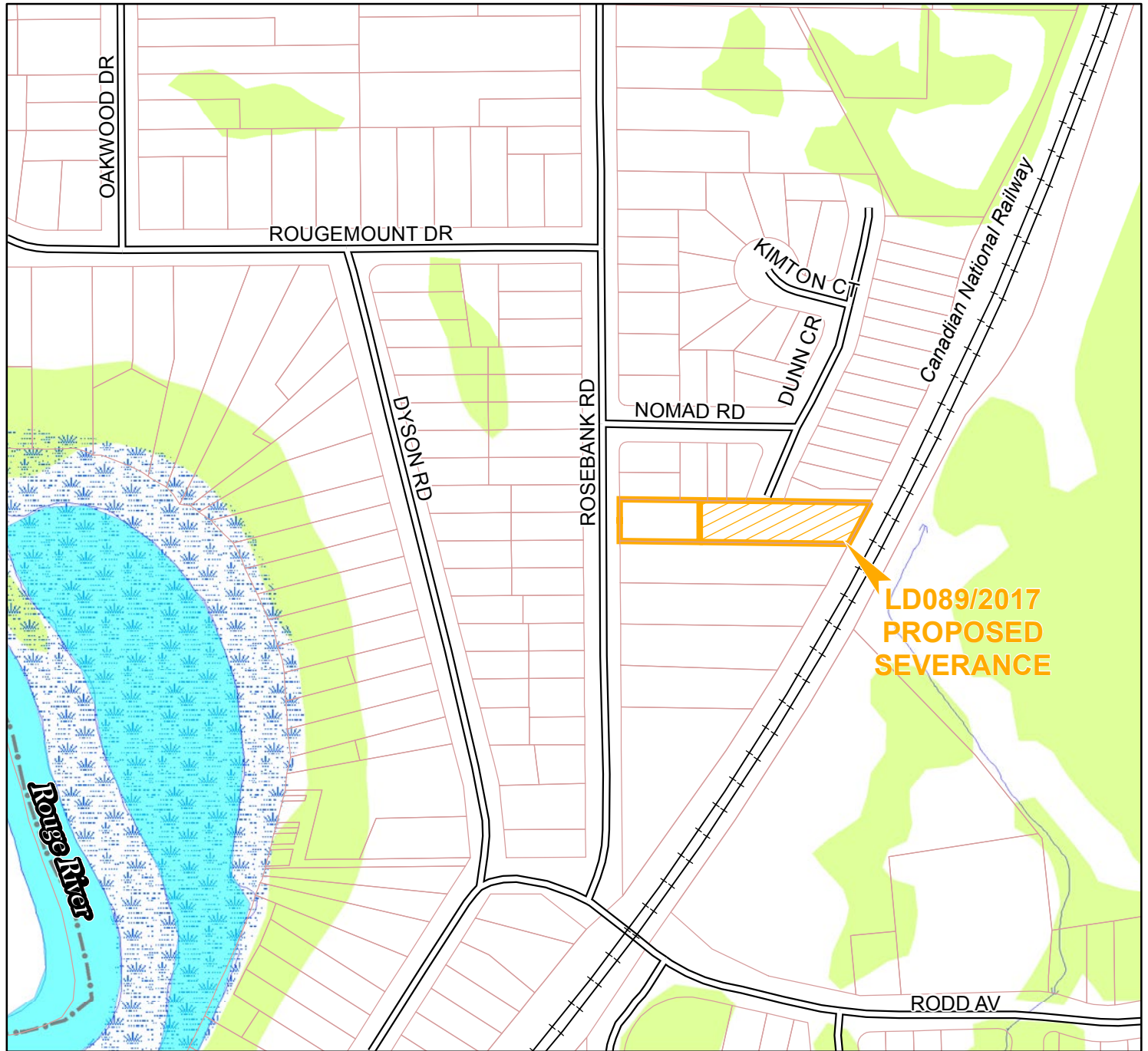
Location: Lot 30, Conc. BF

City of Pickering









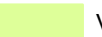
Consent to sever a vacant 2,022 m² residential parcel of land, retaining a 992 m² residential parcel of land with an existing dwelling to remain.

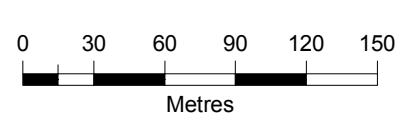
Note: Location Map on next page

Land Division Application No: LD089/2017
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 375 Rosebank Road



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Wetland |  Creek |
|  Lake/Pond/River |  Railway |
|  Vegetation | |



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3. File: LD 179/2017

Tabled: December 11, 2017

Owner: Bancan Homes Inc.

Agent: Nayebi, Amir

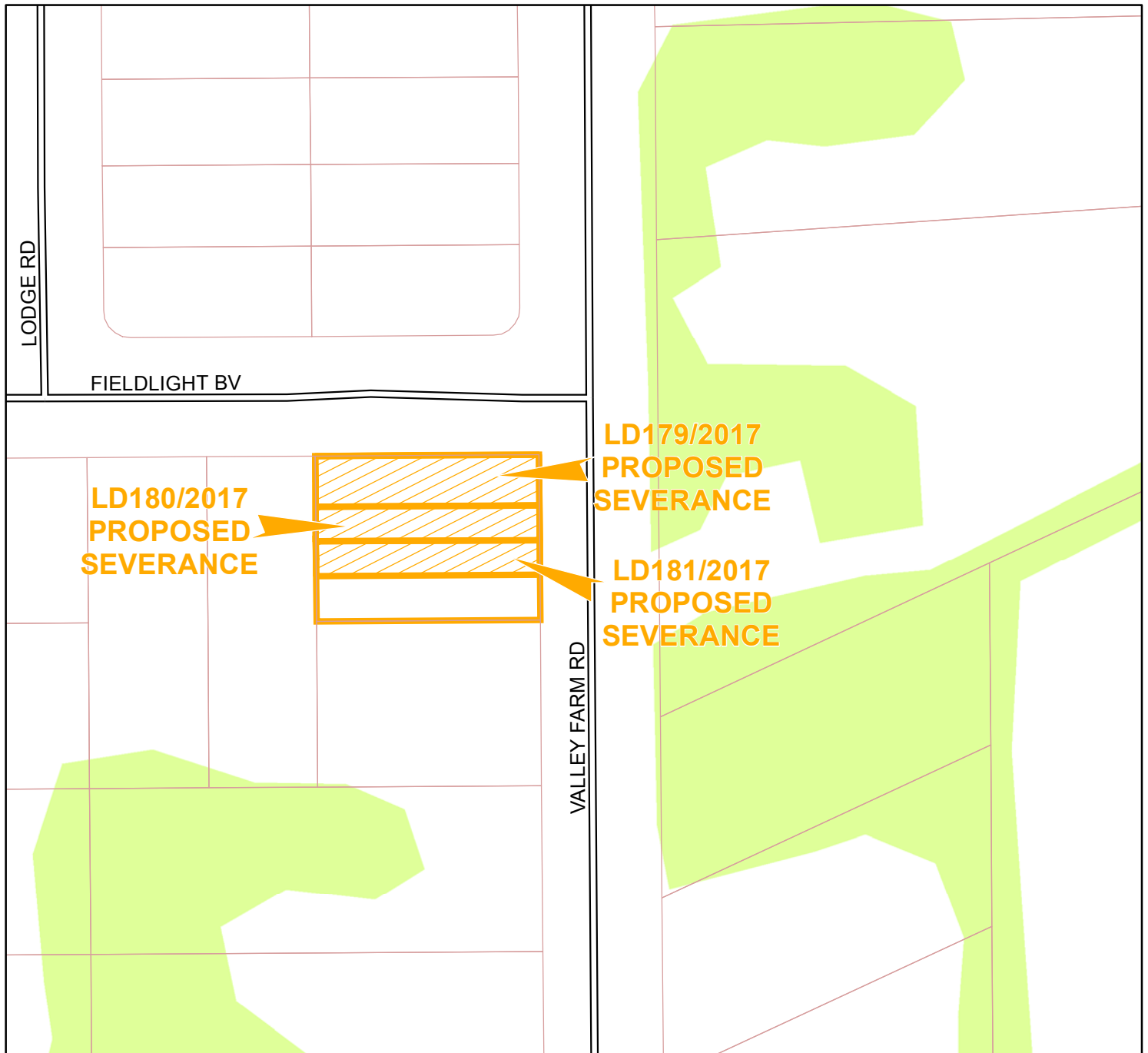
Location: Lot 21, Conc. 1

City of Pickering
(former Pickering)

Consent to sever a 322.85 m2 residential parcel of land retaining a 728.21 m2 residential parcel of land, with an existing dwelling and garage to be demolished.

Note: Location Map on next page

Land Division Application No: LD179-181/2017
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1954 Valley Farm Road



Legend



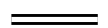
Subject Land



Retained Land



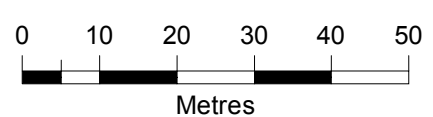
Parcel



Road



Vegetation



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4. File: LD 180/2017

Tabled: December 11, 2017

Owner: Bancan Homes Inc.

Agent: Nayebi, Amir

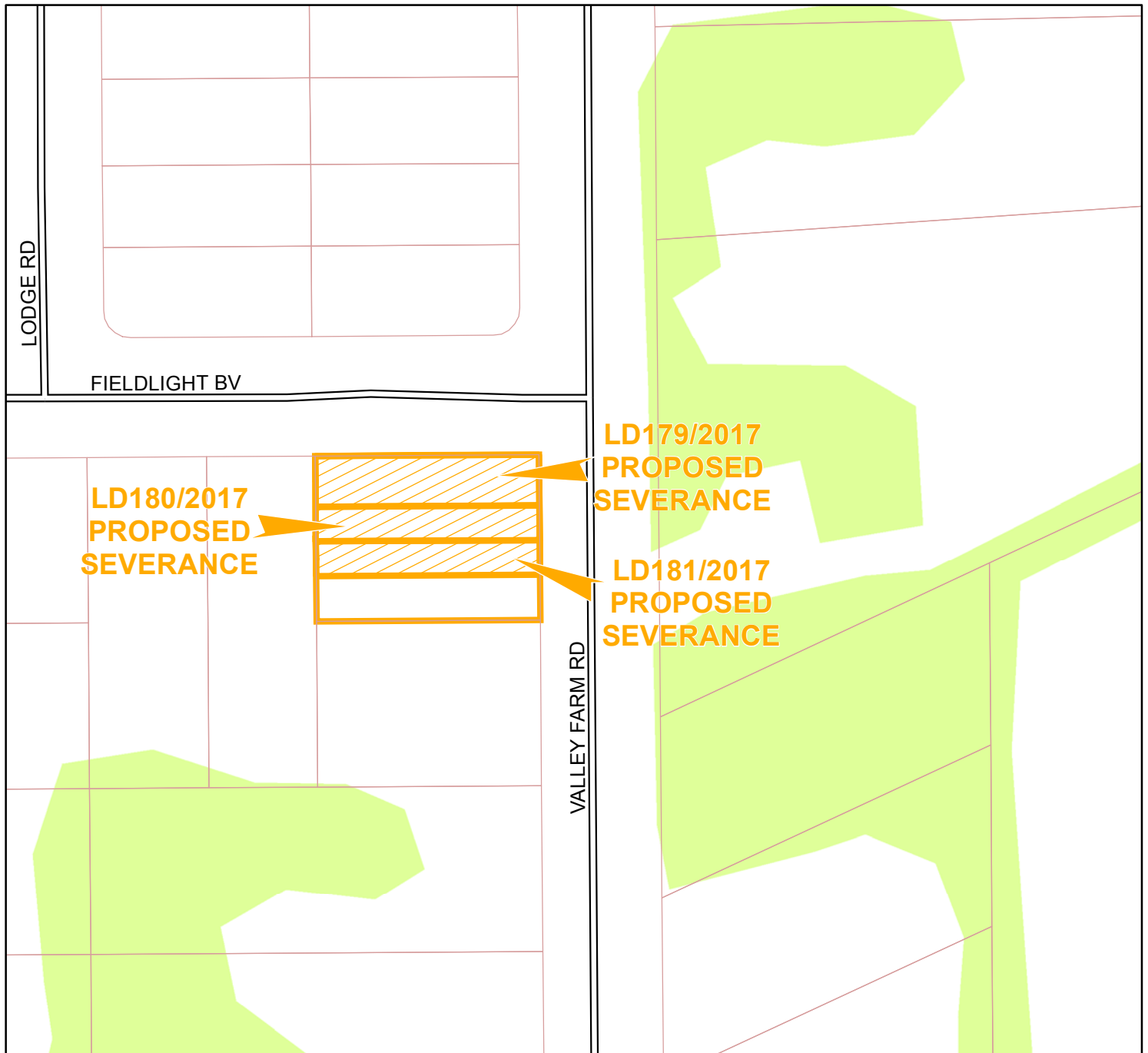
Location: Lot 21, Conc. 1

City of Pickering
(former Pickering)

Consent to sever a 219.64 m² residential parcel of land, retaining a 508.57 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD179-181/2017
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1954 Valley Farm Road



Legend



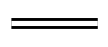
Subject Land



Retained Land



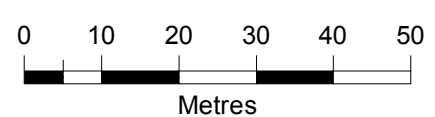
Parcel



Road



Vegetation



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5. File: LD 181/2017

Tabled: December 11, 2017

Owner: Bancan Homes Inc.

Agent: Nayebi, Amir

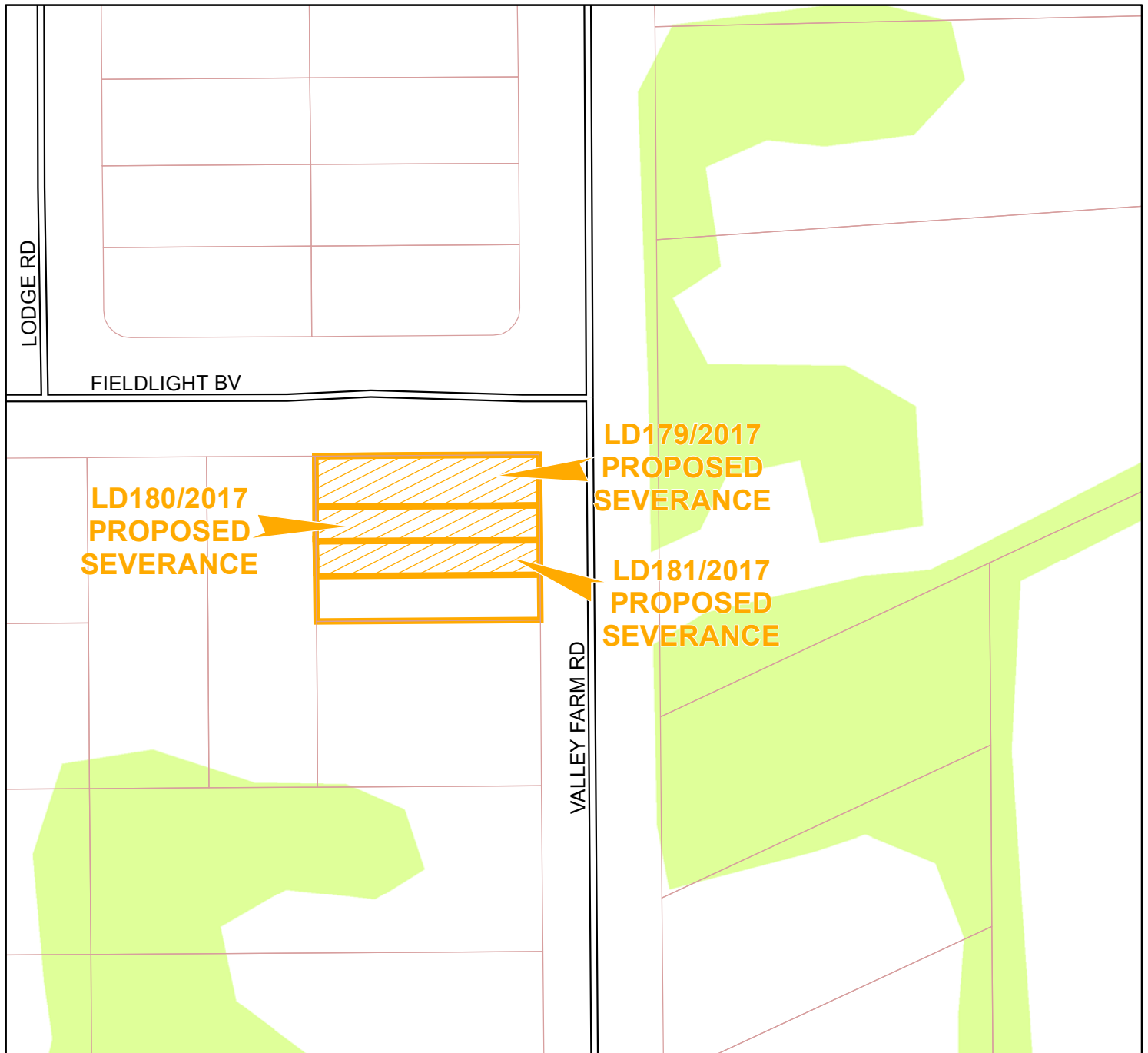
Location: Lot 21, Conc. 1

City of Pickering
(former Pickering)

Consent to sever a 219.74 m² residential parcel of land, retaining a 288.83 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD179-181/2017
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1954 Valley Farm Road



Legend



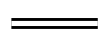
Subject Land



Retained Land



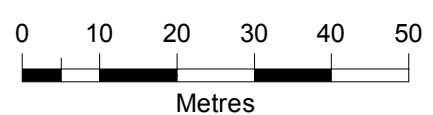
Parcel



Road



Vegetation



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6. File: LD 014/2018

Tabled: January 15, 2018

Owner: Rowe, Ralph

Agent: Worboy, Ronald

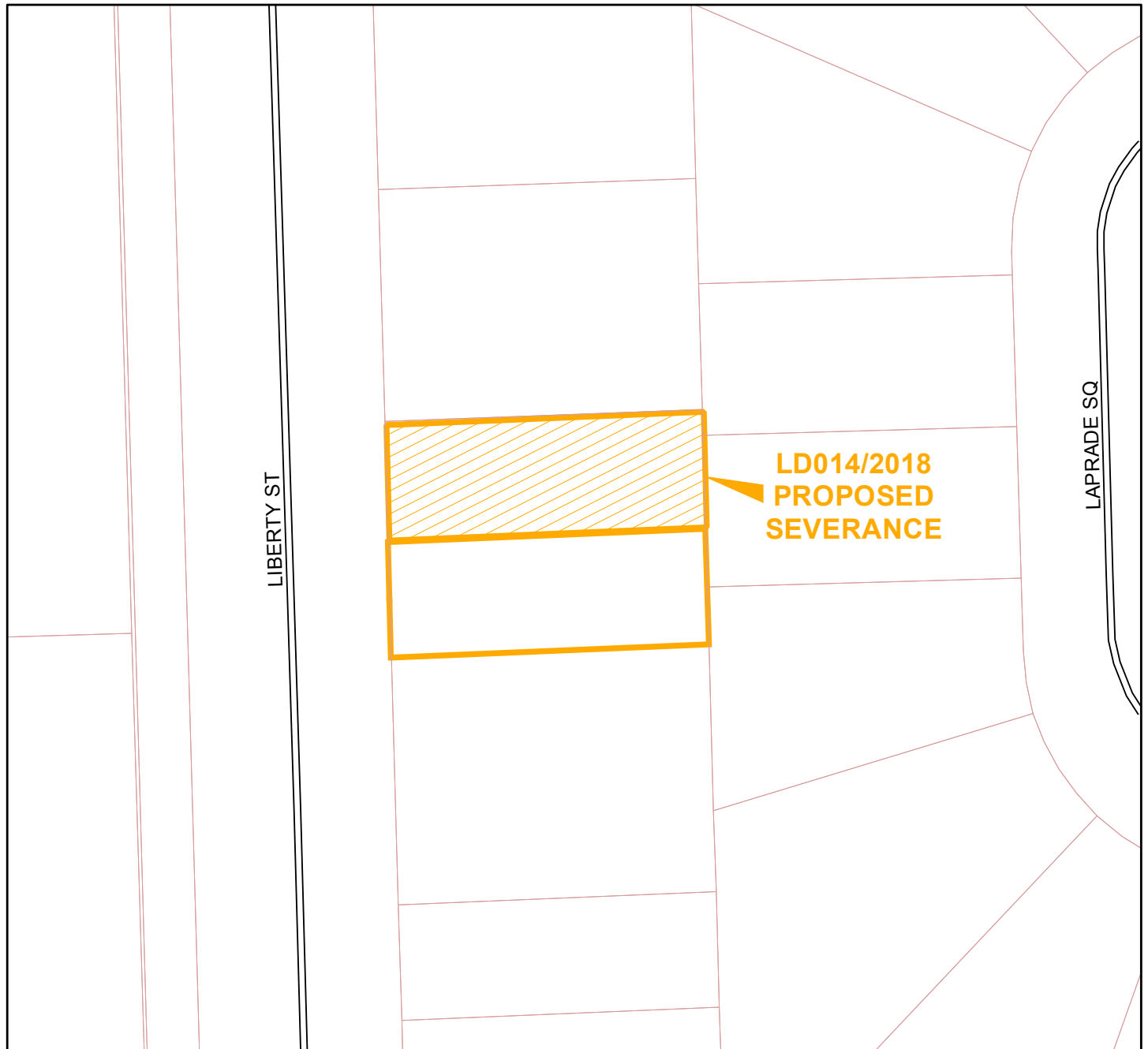
Location: Lot 10, Conc. 2

Mun. of Clarington

Consent to sever vacant 717.58 m² residential parcel of land, retaining a 778.16 m² residential parcel of land with an existing dwelling and shed.

Note: Location Map on next page

Land Division Application No: LD014/2018
Nature of Application: Proposed Severance
Municipality: Clarington
Address: 287 Liberty Street North



Legend



Subject Land



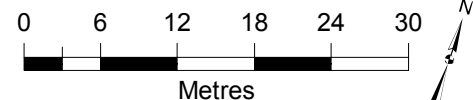
Retained Land



Parcel



Road



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7. File: LD 039/2018

Owner: Mazzotta, Massimiliano Frank
Mazzotta, Gina Marie
Agent: Camposeo, Anthony
Location: Lot 14, Conc. 2
Mun. of Clarington

Consent to sever a vacant 1,433.34 m² residential parcel of land, retaining a 2,060.65 m² residential parcel of land with an existing dwelling.

Note: Location Map on next page

Land Division Application No: LD039/2018
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 360 West Scugog Lane



Legend



Subject Land



Retained Land



Parcel



Road



Vegetation



Creek

0 10 20 30 40 50

Metres



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8. File: LD 040/2018

Owner: 1466098 Ontario Limited

Agent: GHD

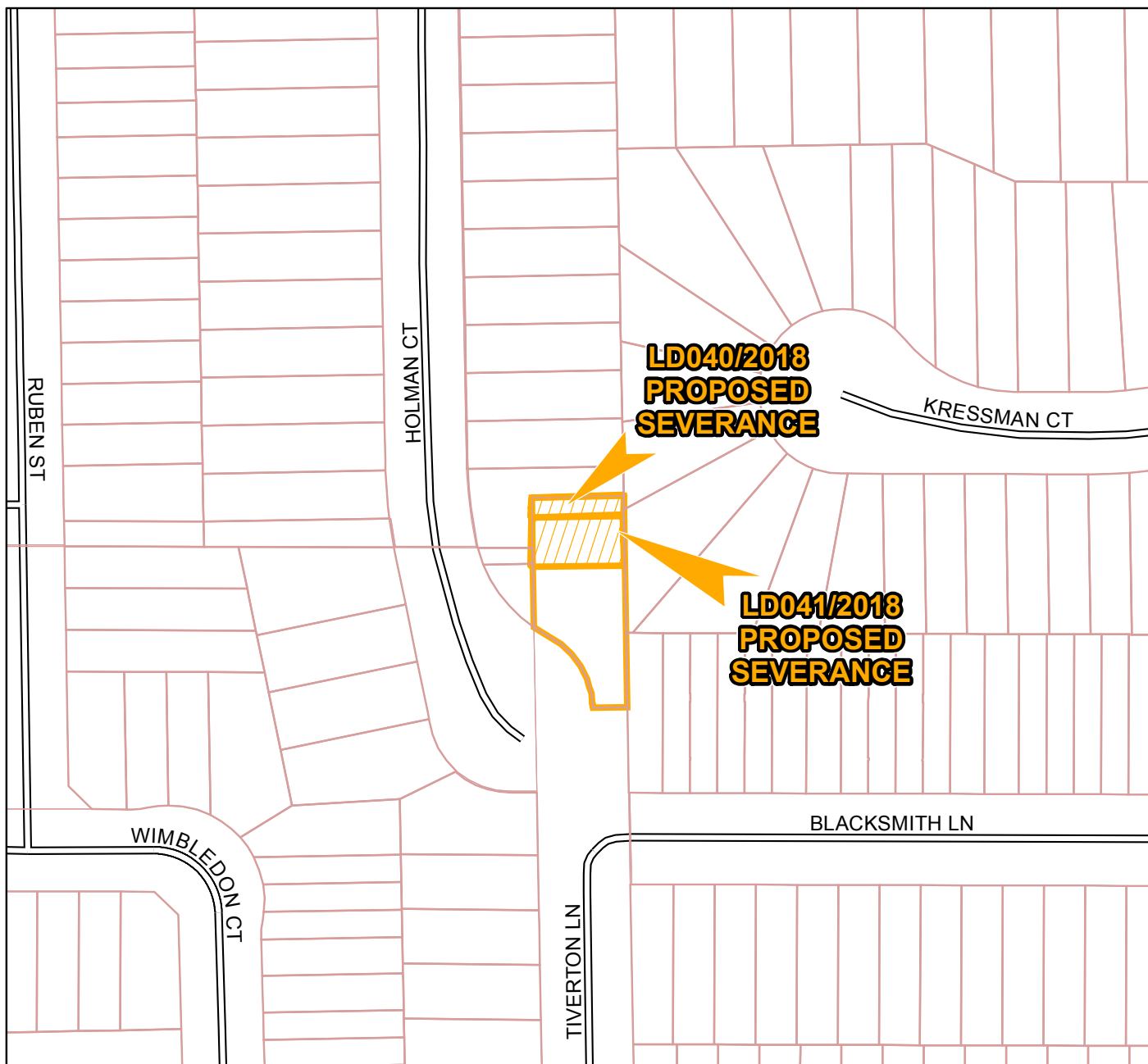
Location: Lot 30 & 31, Conc. 3

Town of Whitby

Consent to sever a vacant 80 m² residential parcel of land, retaining a vacant 690 m² residential parcel of land.

Note: Location Map on next page

Land Division Application No: LD040_LD041/2018
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: Holman Court



Legend



Subject Land



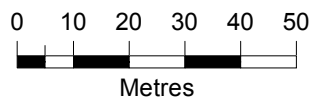
Retained Land



Parcel



Road



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9. File: LD 041/2018

Owner: 1466098 Ontario Limited

Agent: GHD

Location: Lot 30 & 31, Conc. 3

Town of Whitby

Consent to sever a vacant 210 m2 residential parcel of land, retaining a vacant 480 m2 residential parcel of land.

Note: Location Map on next page

Land Division Application No: LD040_LD041/2018
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: Holman Court



Legend



Subject Land



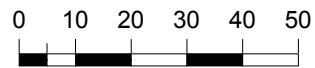
Retained Land



Parcel



Road



Metres



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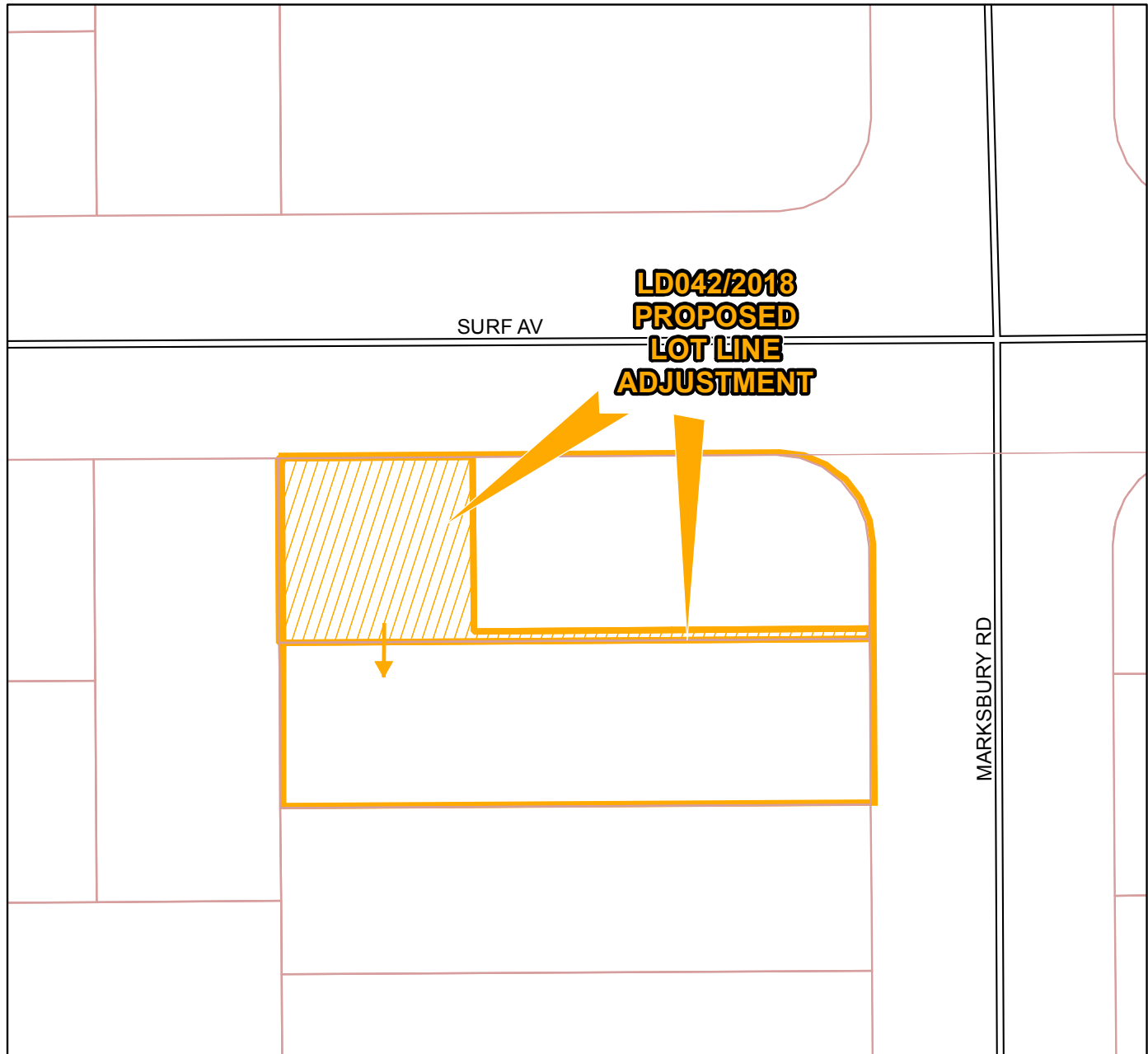
10. File: LD 042/2018

Owner: 10221058 Canada Ltd.
Agent: NIA Architects Inc.
Location: Lot 27, Conc. RANGE 3
City of Pickering

Consent to add a 262.3 m² residential parcel of land to the South, retaining a 468.3 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD042/2018
Nature of Application: Proposed Lot Line Adjustment
Municipality: City of Pickering
Address: 562 Marksbury Road



Legend



Subject Land



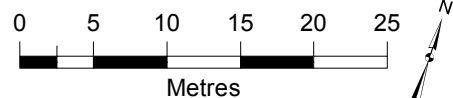
Retained Land



Parcel



Road



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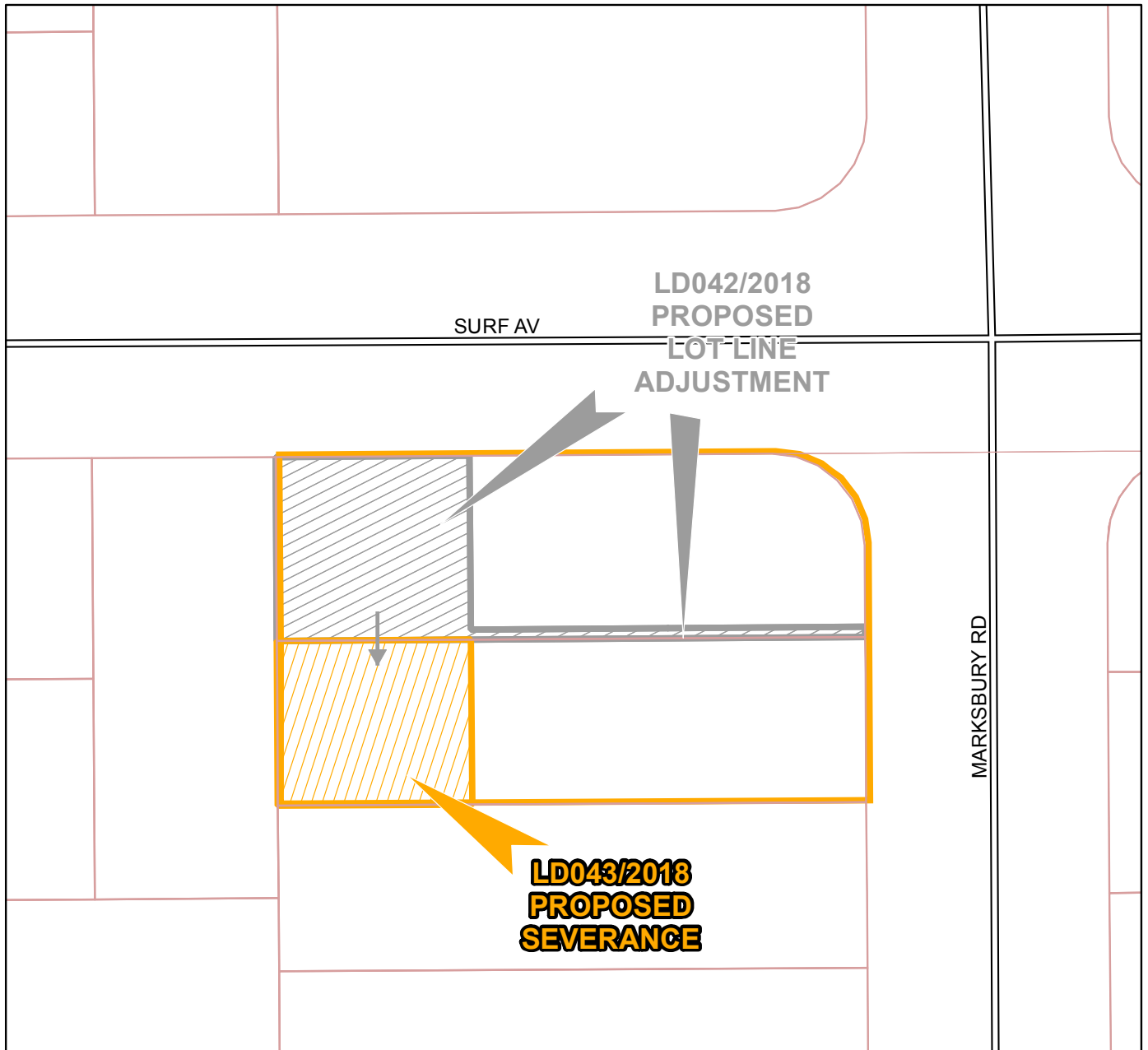
11. File: LD 043/2018

Owner: Qasim, Mehmood Malik
Agent: NIA Architects Inc.
Location: Lot 27, Conc. RANGE 3
City of Pickering

Consent to sever a 464.8 m² residential parcel of land, retaining a 466.4 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD043/2018
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 562 Marksbury Road



Legend



Subject Land



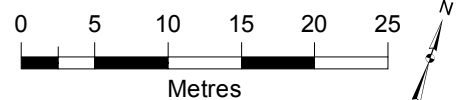
Retained Land



Parcel



Road



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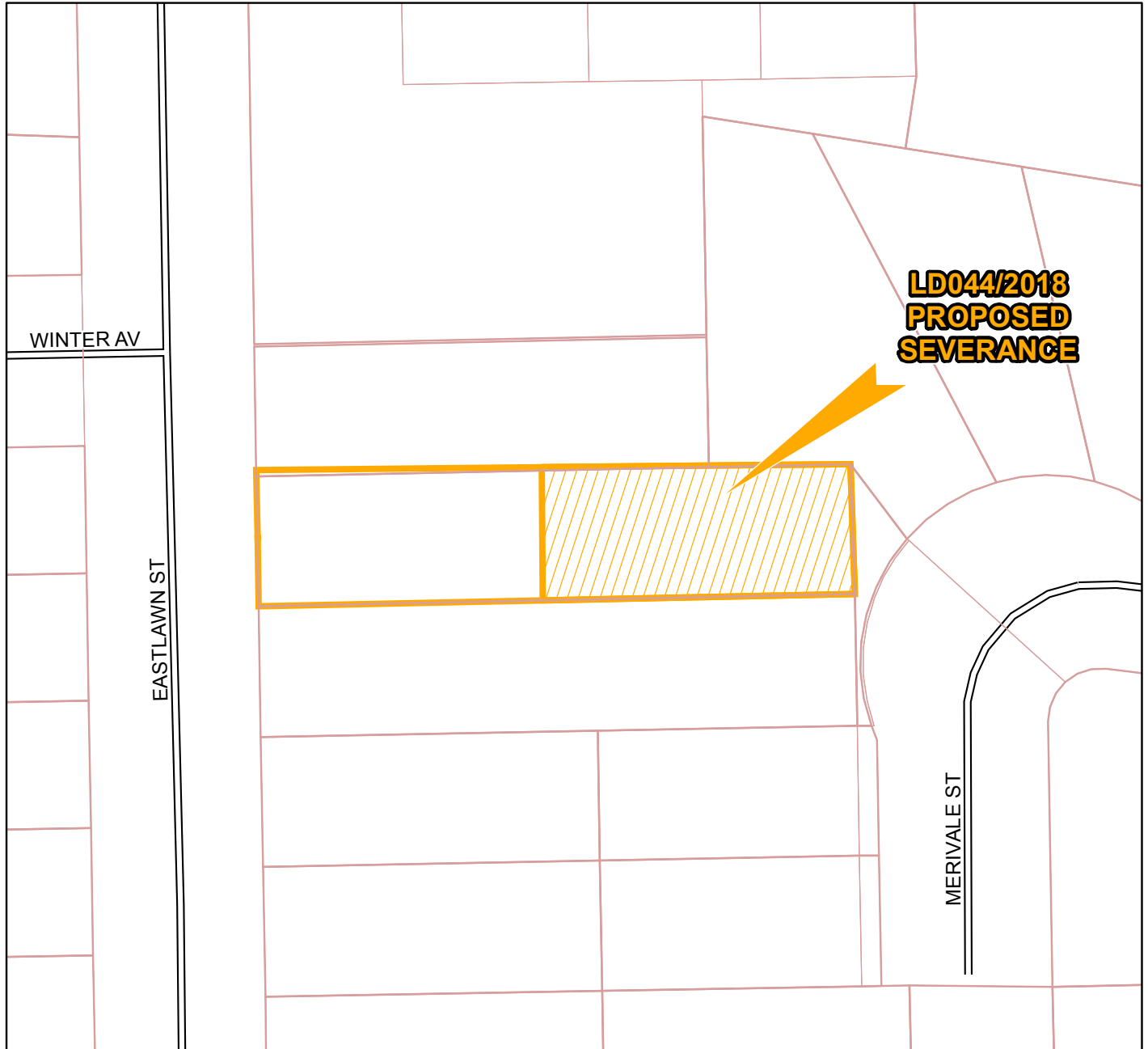
12. File: LD 044/2018

Owner: Deleo, Milena
Agent: 1494339 Ontario Ltd.
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 557 m² residential parcel of land, retaining a 507 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

Land Division Application No: LD044/2018
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 39 Eastlawn Street



Legend



Subject Land



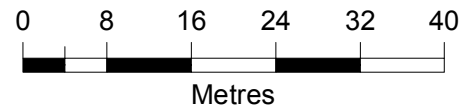
Retained Land



Parcel



Road



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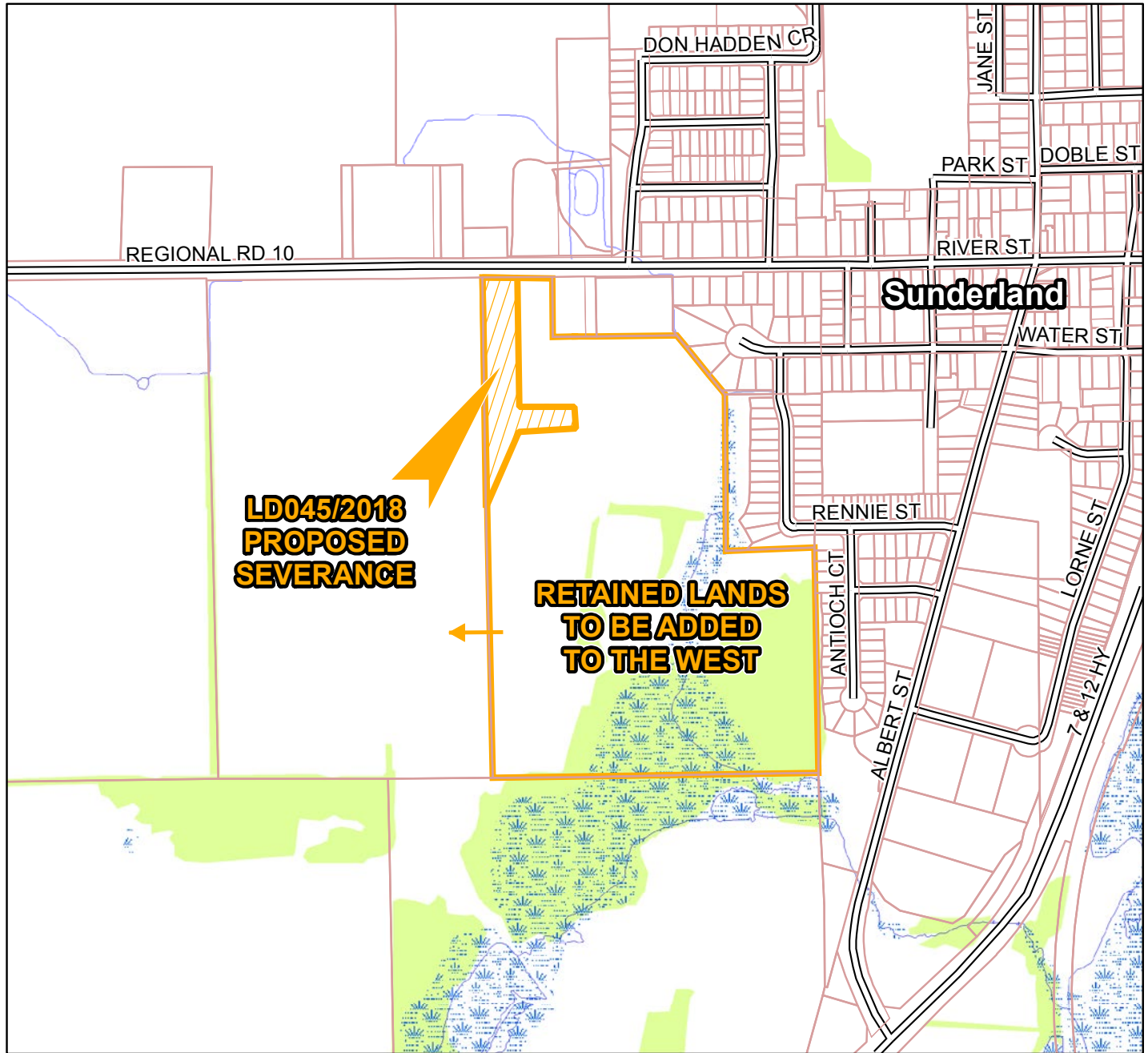
13. File: LD 045/2018

Owner: Baker, Peter
Agent: Clark Consulting Services
Location: Lot 11, Conc. 5
Twp. of Brock

Consent to sever a 1.73 ha agricultural parcel of land, retaining a 22.67 ha agricultural parcel of land with an existing barn and shed to remain. Application is for a surplus farm dwelling.

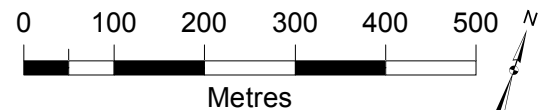
Note: Location Map on next page

Land Division Application No: LD045/2018
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: S1040 Durham Regional Road 10 Sunderland



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation |  Lake/Pond/River |
|  Creek |  Wetland |



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14. File: LD 046/2018

Owner: 2427587 Ontario Inc.
Location: Lot 17, Conc. 5
Twp. of Scugog
(former Reach)

Consent to sever a 506 m² residential parcel of land with an existing dwelling to be demolished, retaining a 506 m² residential parcel of land.

Note: Location Map on next page

Land Division Application No: LD046/2018
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 581 Victoria Street Port Perry



Legend



Subject Land



Retained Land



Parcel



Road

0 10 20 30 40 50

Metres



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15. **File: LD 047/2018**

Owner: Barros, Donato
Location: Lot 14, Conc. 2
City of Oshawa

Consent to sever a vacant 413.2 m² residential parcel of land, retaining a 367.5 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

WITHDRAWN

WITHDRAWN

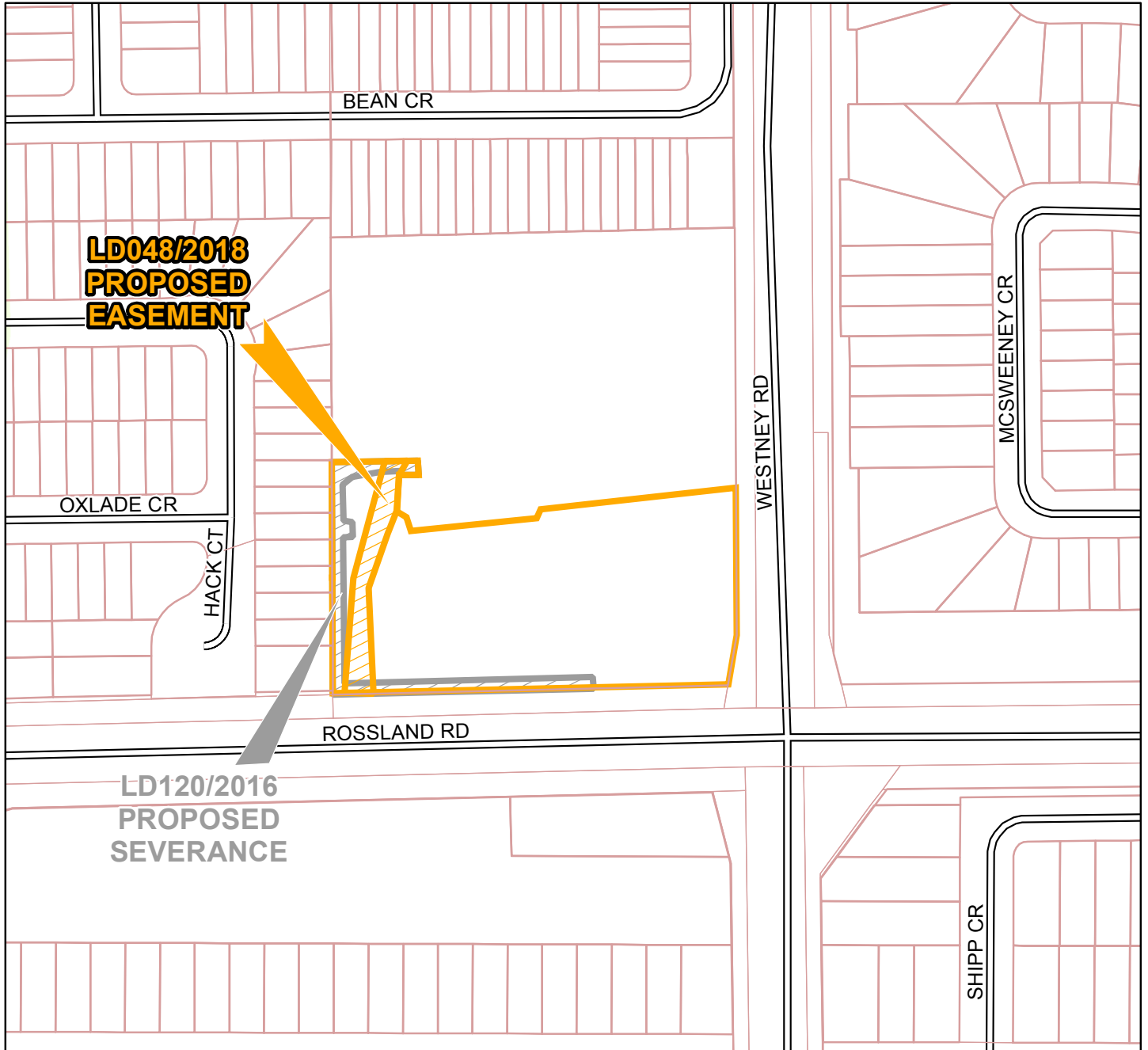
16. File: LD 048/2018

Owner: 2558091 Ontario Limited
Agent: Cassels Brock and Blackwell LLP
Location: Lot 11, Conc. 3
Town of Ajax

Consent to grant a 547.2 m² vehicular easement in favor of the property to the North, retaining a 17,026.6 m² industrial parcel of land.

Note: Location Map on next page

Land Division Application No: LD048/2018
Nature of Application: Proposed Easement
Municipality: Town of Ajax
Address: 1010 Westney Road North



Legend



Subject Land



Retained Land



Parcel



Road

0 20 40 60 80 100

Metres



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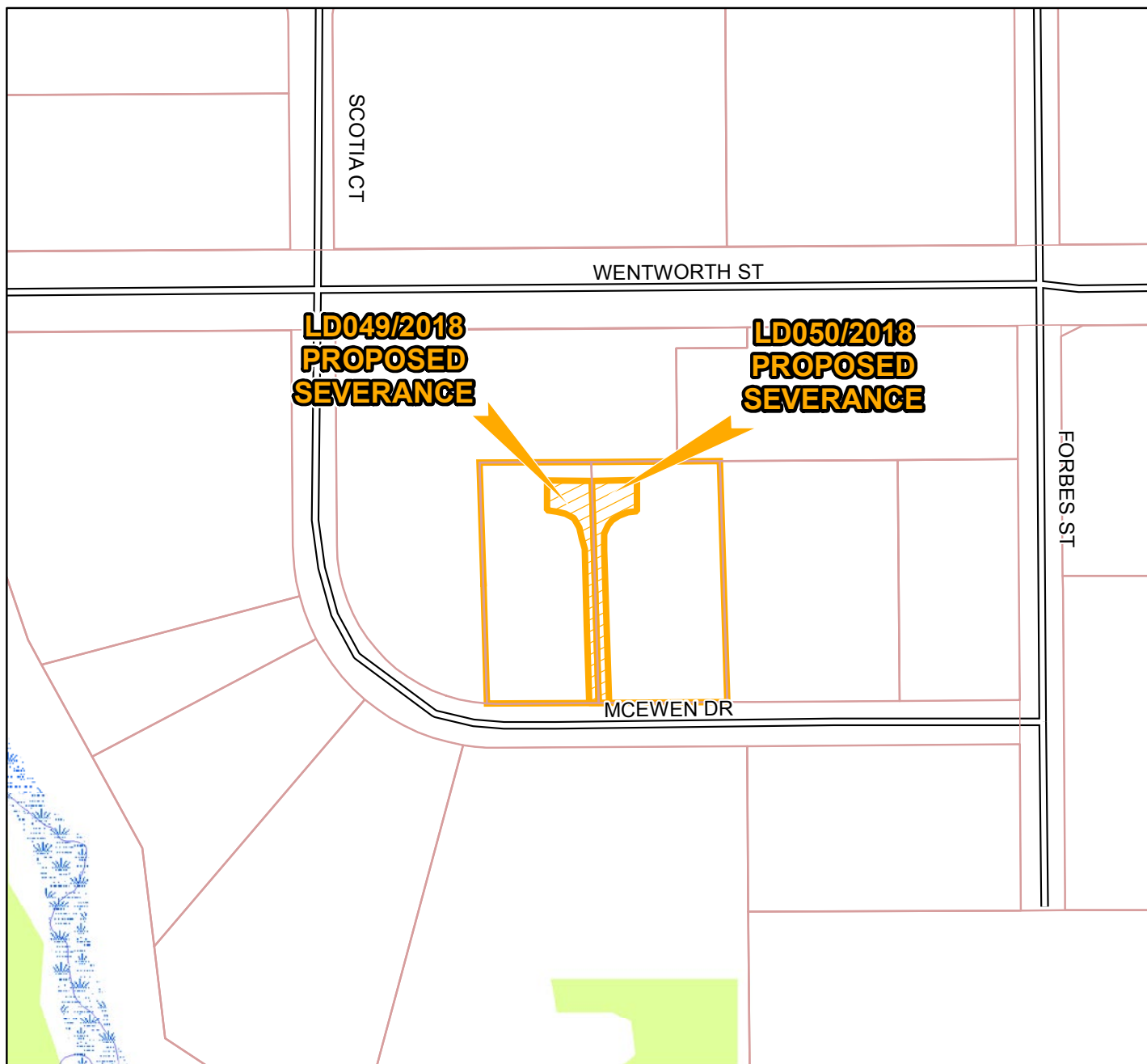
17. File: LD 049/2018

Owner: Cherry Holdings Ltd.
Agent: Mazzotta, Frank
Location: Lot 20, Conc. BF
Town of Whitby

Consent to grant a 663.09 m² access easement in favor of the property to the East, retaining a 4,968.99 m² industrial parcel of land.

Note: Location Map on next page

Land Division Application No: LD049_LD050/2018
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 1650 McEwen Drive



Legend



Subject Land



Retained Land



Parcel



Road



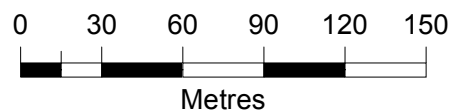
Vegetation



Wetland



Creek



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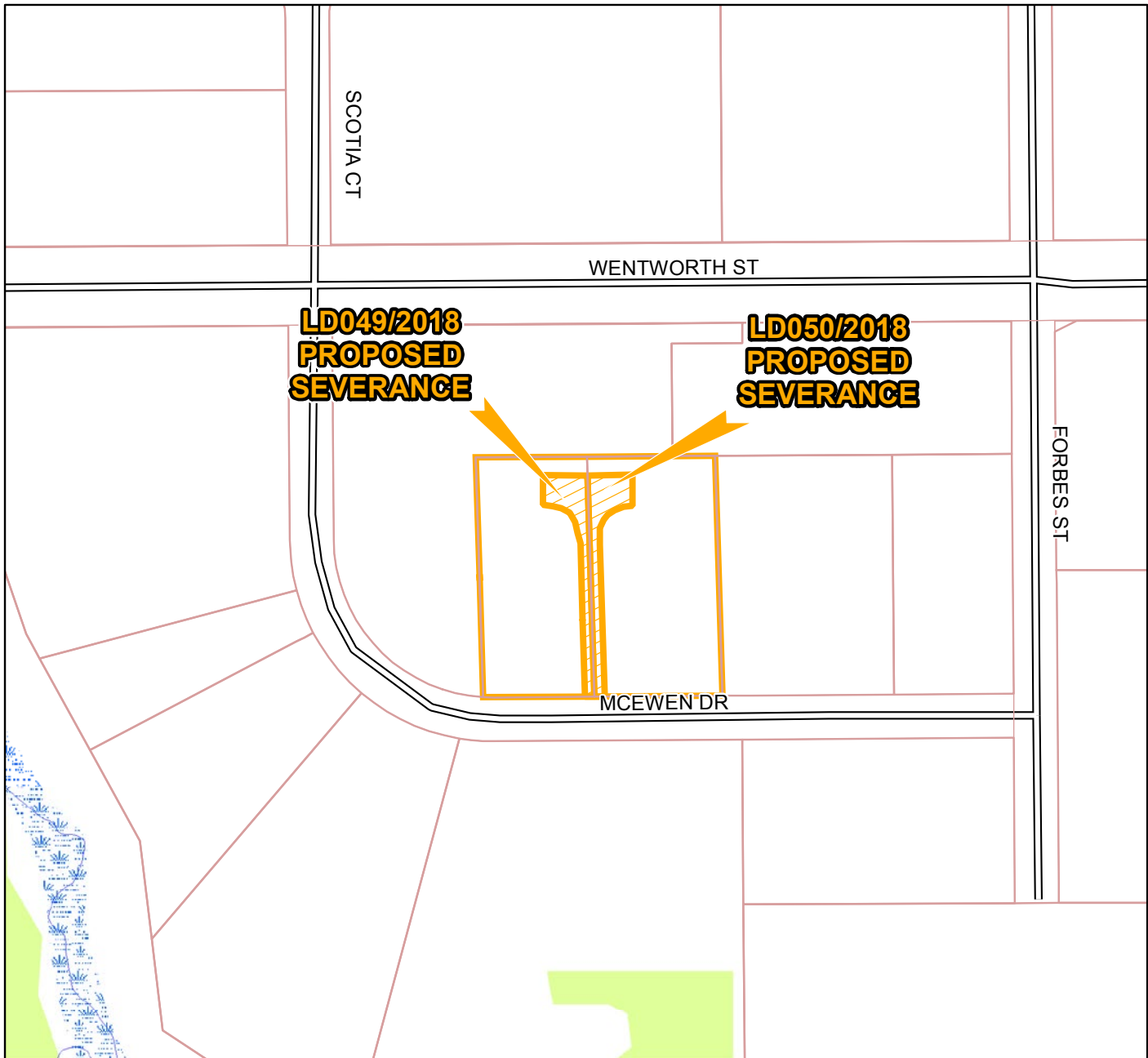
18. File: LD 050/2018

Owner: 1650 McEwen Drive Inc.
Agent: Mazzotta, Frank
Location: Lot 20, Conc. BF
Town of Whitby

Consent to grant a 671.28 m² access easement in favor of the property to the West, retaining a 5,829.85 m² industrial parcel of land.

Note: Location Map on next page

Land Division Application No: LD049_LD050/2018
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 1650 McEwen Drive



Legend



Subject Land



Retained Land



Parcel



Road



Vegetation



Wetland



Creek

0 30 60 90 120 150

Metres



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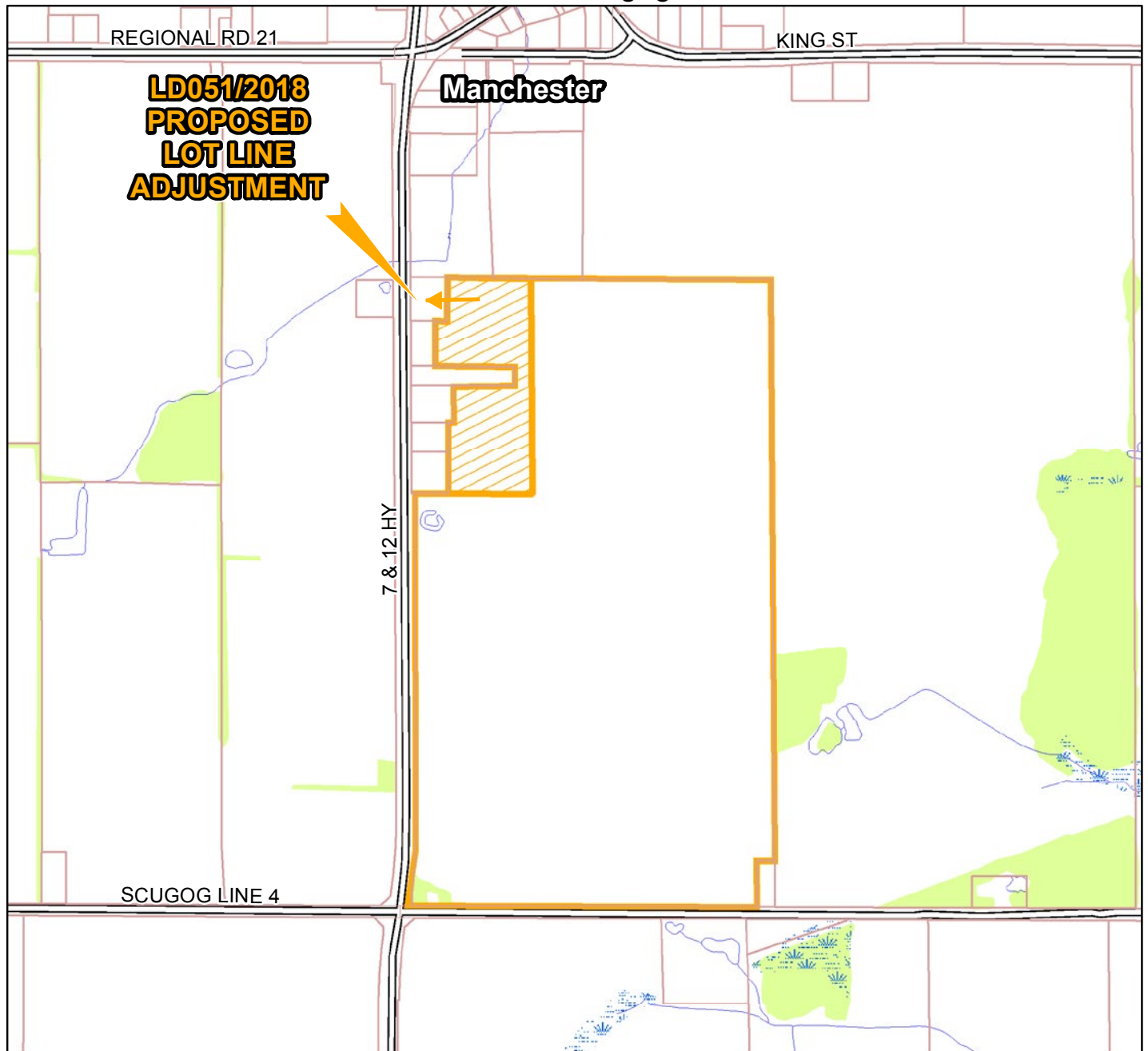
19. File: LD 051/2018

Owner: O'Connor Bros. Corp
Agent: Clark Consulting Services
Location: Lot 13, Conc. 4
Twp. of Scugog
(former Reach)

Consent to add a vacant 4.345 ha agricultural parcel of land to the West, retaining a 54.36 ha agricultural parcel of land with an existing farm to remain.

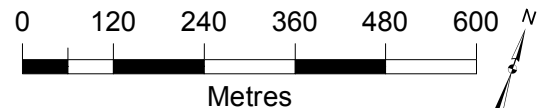
Note: Location Map on next page

Land Division Application No: LD051/2018
Nature of Application: Proposed Lot Line Adjustment
Municipality: Township of Scugog
Address: 1211 Scugog Line 4



Legend

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



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Data Sources:

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Not a plan of survey.

6. Date of Next Meeting

7. Adjournment