



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, July 16, 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 June 11, 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 016/2016**

**Tabled: February 12, 2018**

Owner: 2374996 Ontario Inc.

Agent: Miller Planning Services

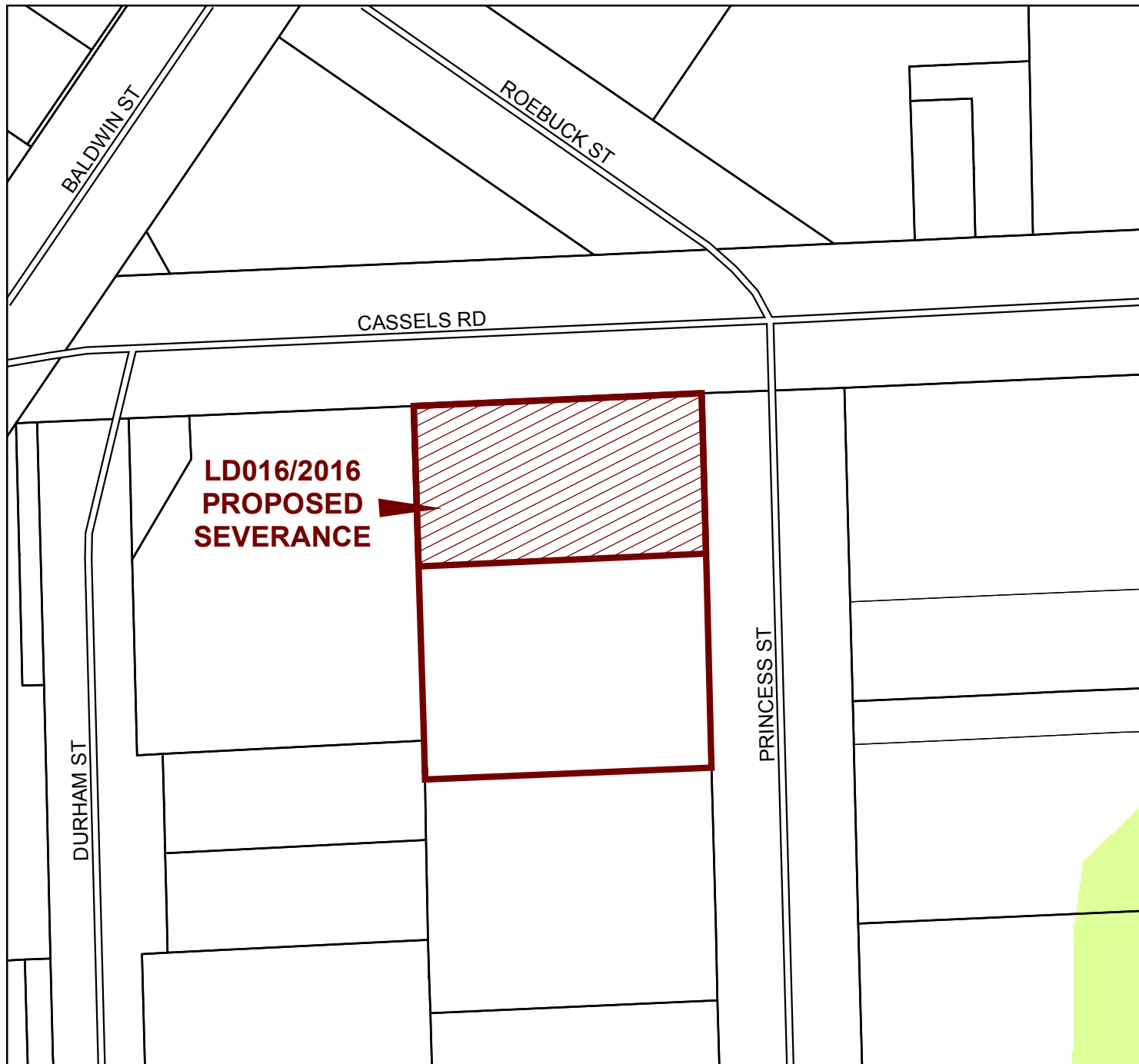
Location: Lot 24, Conc. 6

Town of Whitby

Consent to sever a 914.9 m<sup>2</sup> residential/commercial lot, retaining a 1,097.8 m<sup>2</sup> residential/commercial lot with an existing dwelling.

**Note: Location Map on next page**

Land Division Application No: LD0016/2016  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby



Legend



Subject Land



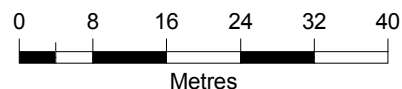
Retained Land



Parcel



Road



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STREET LINE ROAD NETWORK: © DMTI Spatial.

2. File: LD 175/2017

**Tabled: December 11, 2017**

Owner: Simanovskis, Mary

Simanovskis, Andrew

Agent: Martindale Planning Services

Location: Lot 27, Conc. 1

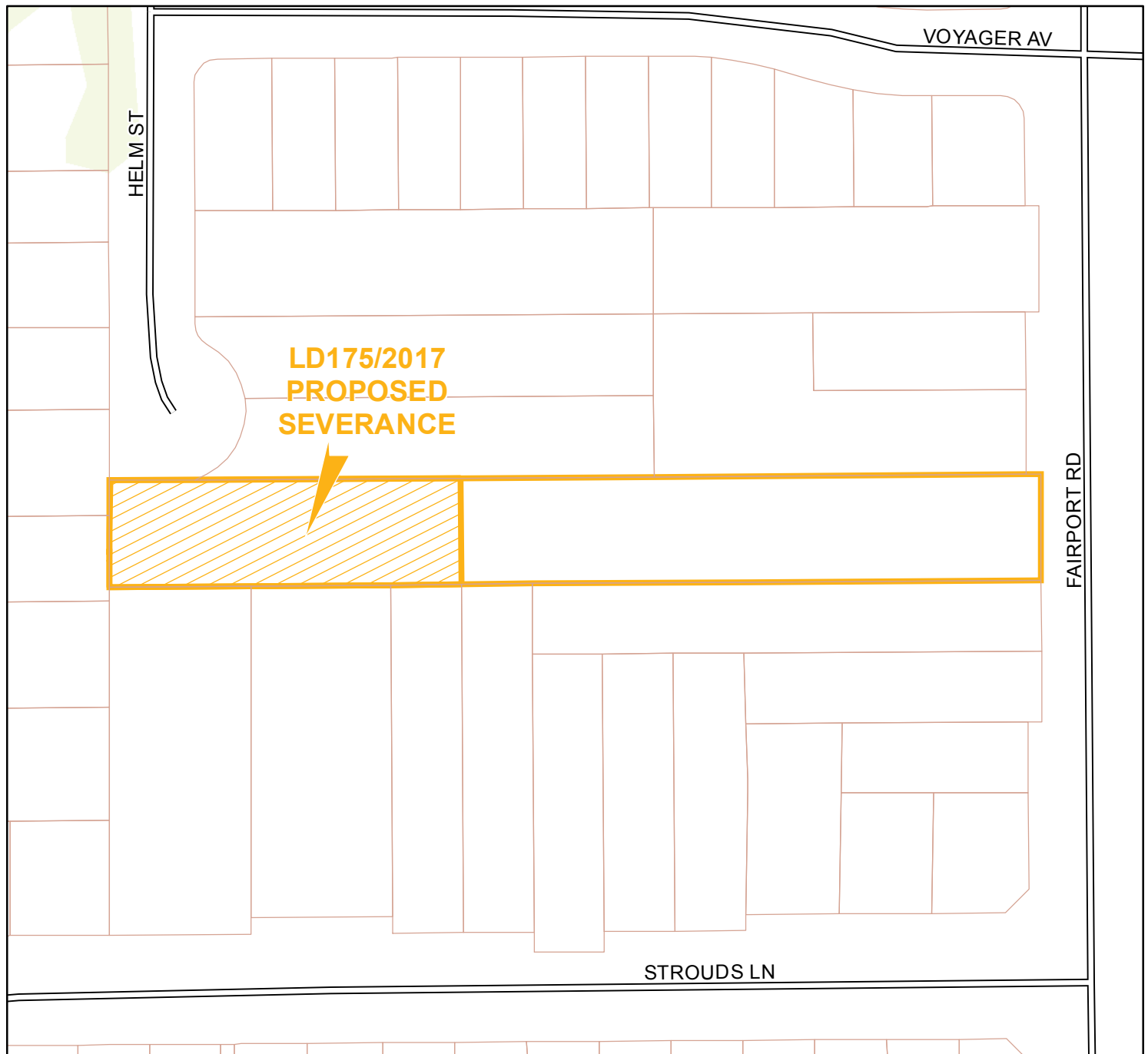
City of Pickering

(former Pickering)

Consent to sever a vacant 1,746.9 m<sup>2</sup> residential parcel of land, retaining a 2,847.7 m<sup>2</sup> residential parcel of land with an existing dwelling.

**Note: Location Map on next page**

Land Division Application No: LD175/2017  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1868 Fairport Road



Legend



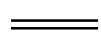
Subject Land



Retained Land



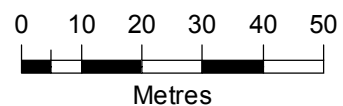
Parcel



Road



Vegetation



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3. File: LD 052/2018

**Tabled: May 14, 2018**

Owner: Paisley Court Developments Inc. & Ajax Salem Shopping Centre Inc.

Agent: SmartCentres

Location: Lot 7, Conc. 2

Town of Ajax

Consent to sever a 1.387 ha vacant industrial parcel of land, retaining a 1.305 ha vacant industrial parcel of land.

**Note: Location Map on next page**

Land Division Application No: LD052/2018  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Ajax  
Address: Part of Lot 7 Concession 2



Legend



Subject Land



Retained Land



Parcel



Road



Wetland



Creek



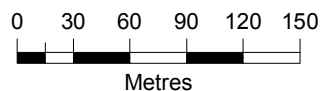
Lake/Pond/River



Railway



Vegetation



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4. File: LD 054/2018

**Tabled: May 14, 2018**

Owner: Smith, Christopher Paul

Smith, Philip John

Location: Lot 30, Conc. 6

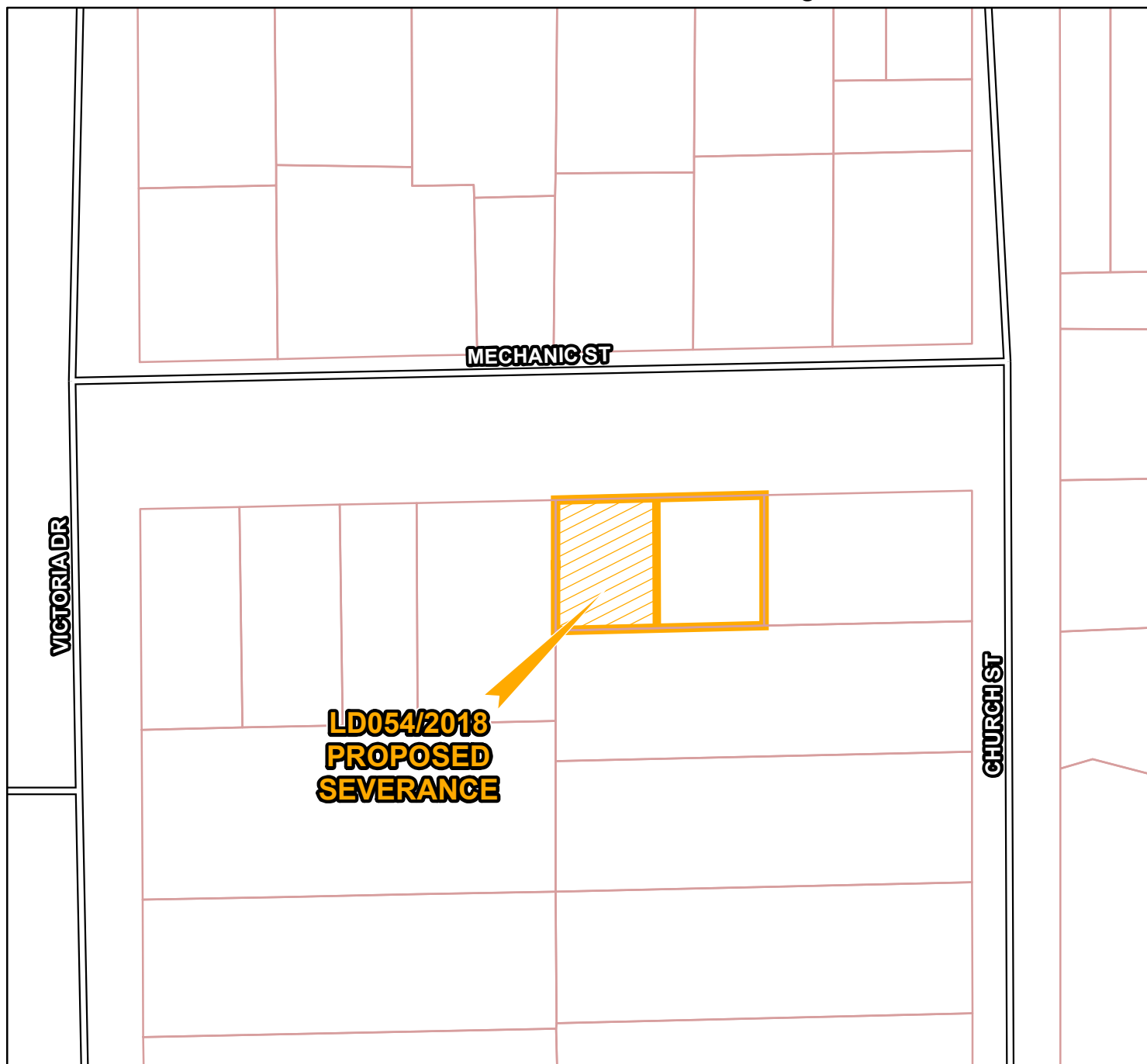
Twp. of Uxbridge

Consent to sever a 249 m<sup>2</sup> residential parcel of land with an existing garage to be demolished, retaining a 261 m<sup>2</sup> residential parcel of land.

**Note: Location Map on next page**



Land Division Application No: LD054/2018  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Uxbridge  
Address: 96 Mechanic Street Uxbridge



Legend



Subject Land



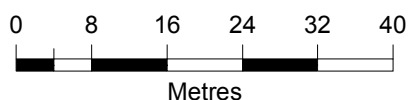
Retained Land



Parcel



Road



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5. File: LD 088/2018

Owner: Emmanuel, Jerad  
Agent: Aqeel, Atif  
Location: Lot 26, Conc. 3  
Town of Whitby

Consent to sever a 966 m<sup>2</sup> residential parcel of land, retaining a 976.7 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

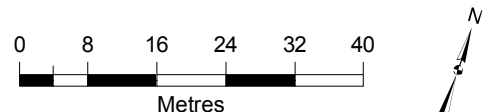
**Note: Location Map on next page**

Land Division Application No: LD088/2018  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby  
Address: 5 Hillcourt Avenue



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |



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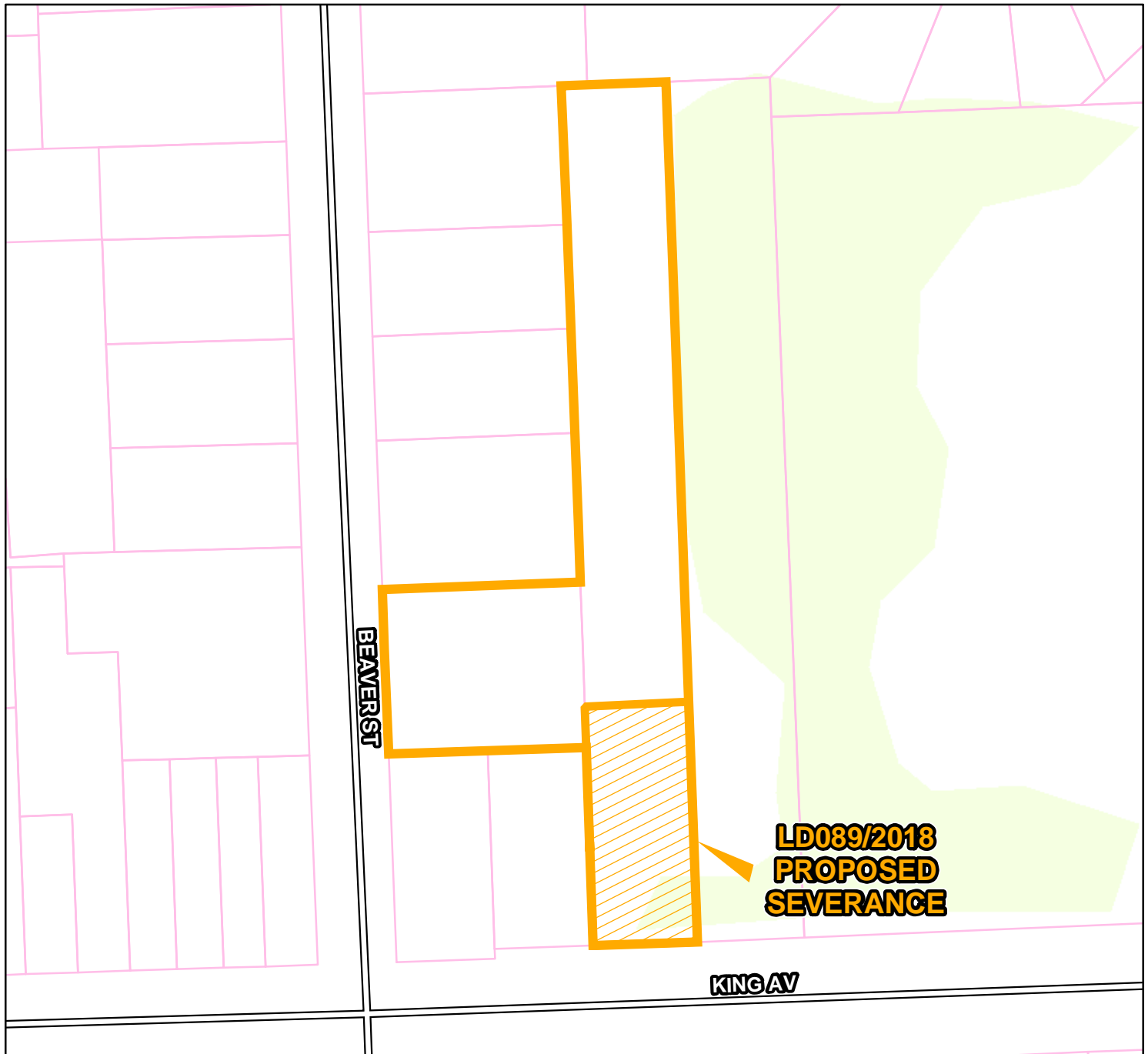
6. File: LD 089/2018

Owner: Edvan Properties Inc.  
Location: Part Lot 28, Conc. 2  
Mun. of Clarington




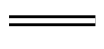
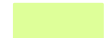
Consent to sever a 925 m<sup>2</sup> commercial parcel of land with an existing building, retaining a 3,618.5 m<sup>2</sup> residential parcel of land with an existing dwelling.

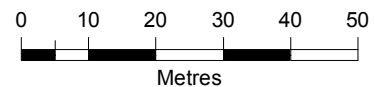
**Note: Location Map on next page**

Land Division Application No: LD089/2018  
Nature of Application: Proposed Severance  
Municipality: Clarington  
Address: Part Lot 28, Concession 2, Newcastle



Legend

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



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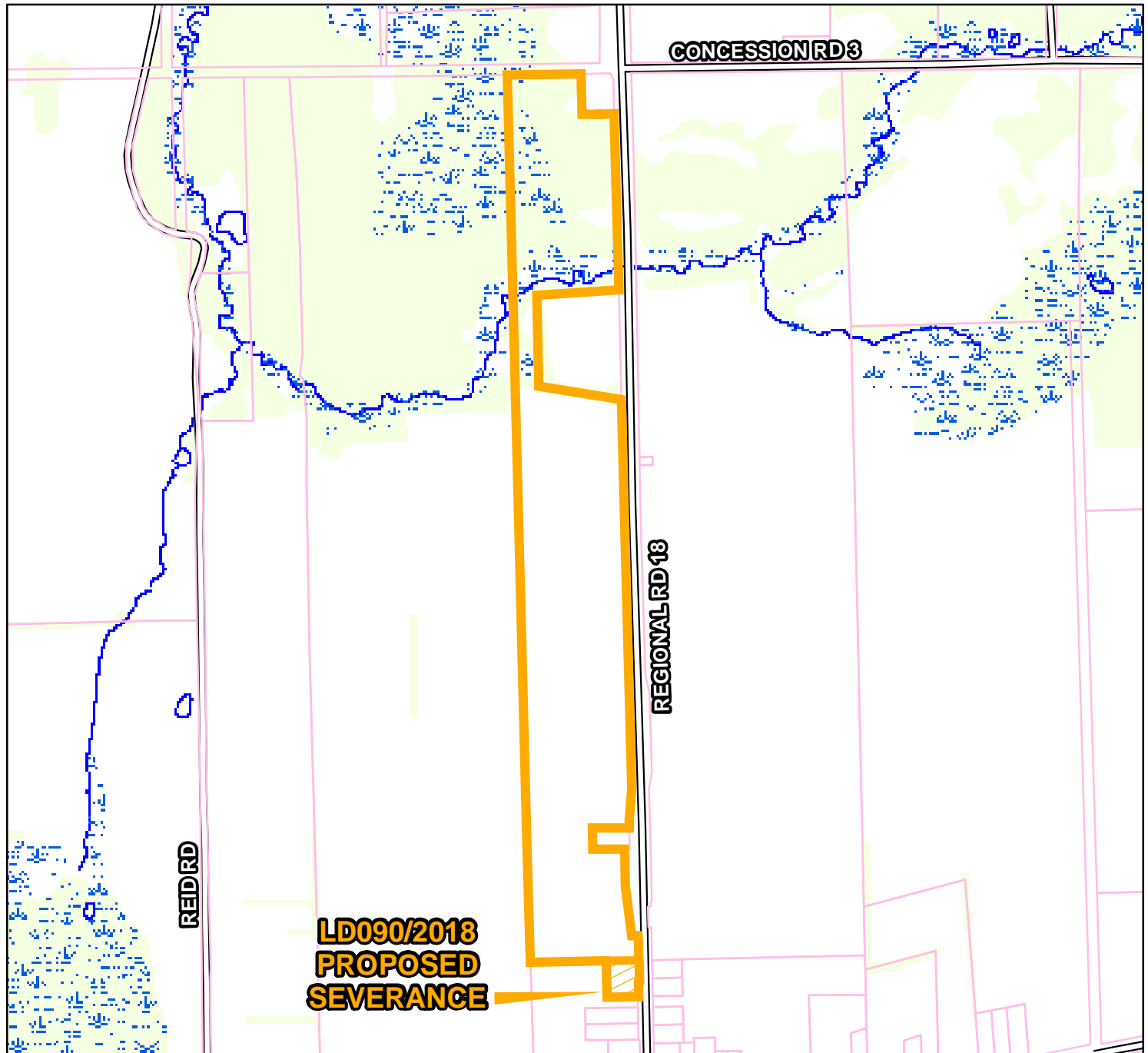
7. File: LD 090/2018

Owner: Brown, Chandler  
Location: Lot 9, Conc. 2  
Mun. of Clarington





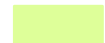


Consent to sever a 4,181 m<sup>2</sup> hamlet lot with an existing dwelling to remain and existing barn to be demolished, retaining a vacant 30.05 ha agricultural parcel of land.

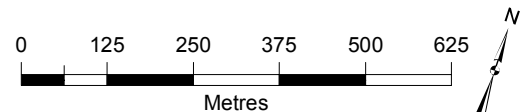
**Note: Location Map on next page**

Land Division Application No: LD090/2018  
Nature of Application: Proposed Severance  
Municipality: Clarington  
Address: Part Lot 9, Concession 2, Clarke



Legend

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



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8. File: LD 091/2018

Owner: Marsden, James Raymond  
Marsden, Michael  
Location: Part Lot 6, Conc. BFC 3  
Town of Ajax

Consent to sever a vacant 464.5 m<sup>2</sup> residential parcel of land, retaining a 1,394.5 m<sup>2</sup> residential parcel of land with an existing dwelling.

**Note: Location Map on next page**

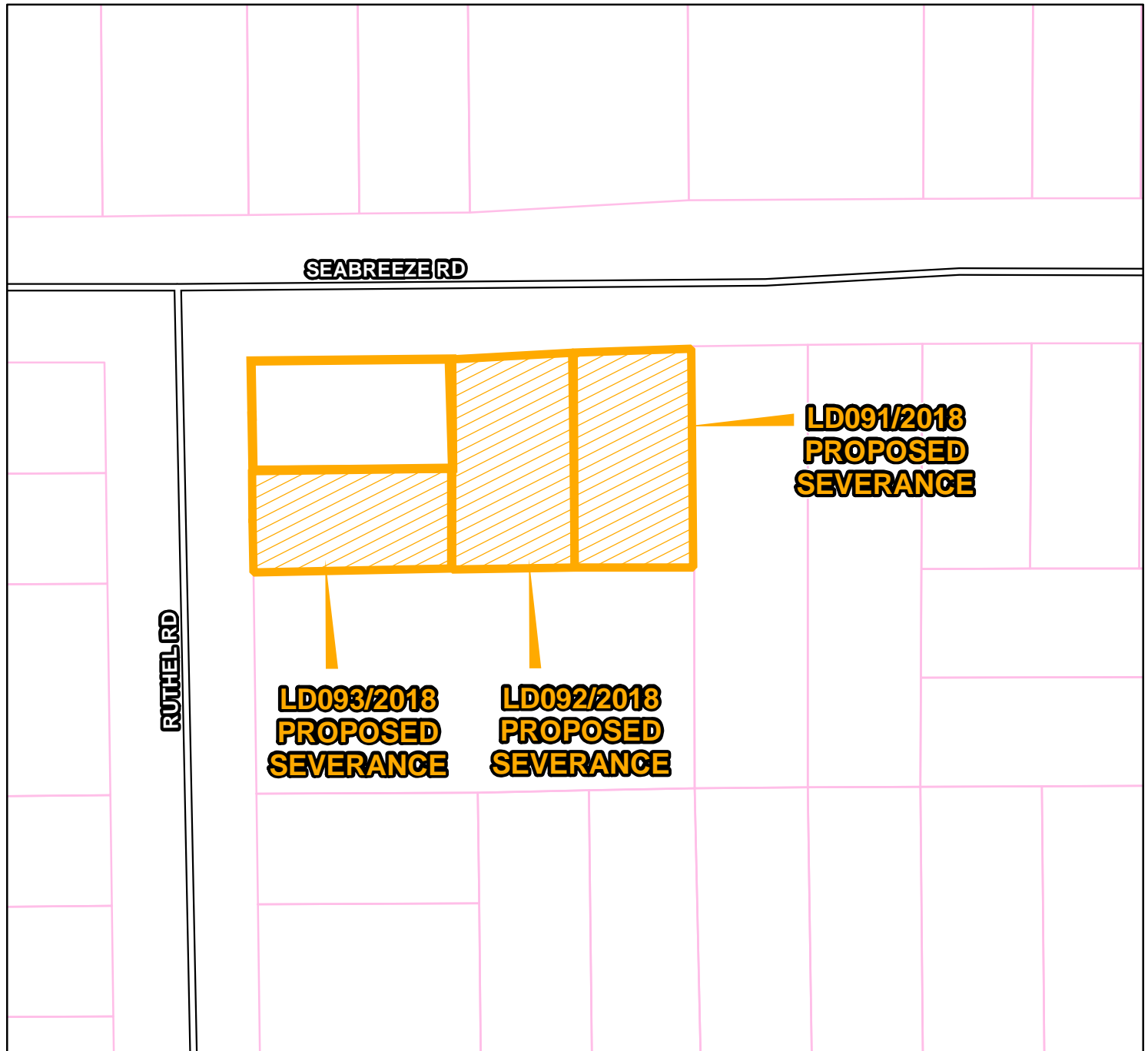


Land Division Application No: LD091-93/2018

Nature of Application: Proposed Severance

Municipality: Ajax

Address: Part Lot 6, Range 3



Legend



Subject Land



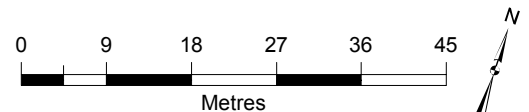
Retained Land



Parcel



Road



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9. File: LD 092/2018

Owner: Marsden, James Raymond  
Marsden, Michael  
Location: Part Lot 6, Conc. BFC 3  
Town of Ajax

Consent to sever a vacant 464.5 m<sup>2</sup> residential parcel of land, retaining a 930 m<sup>2</sup> residential parcel of land with an existing dwelling.

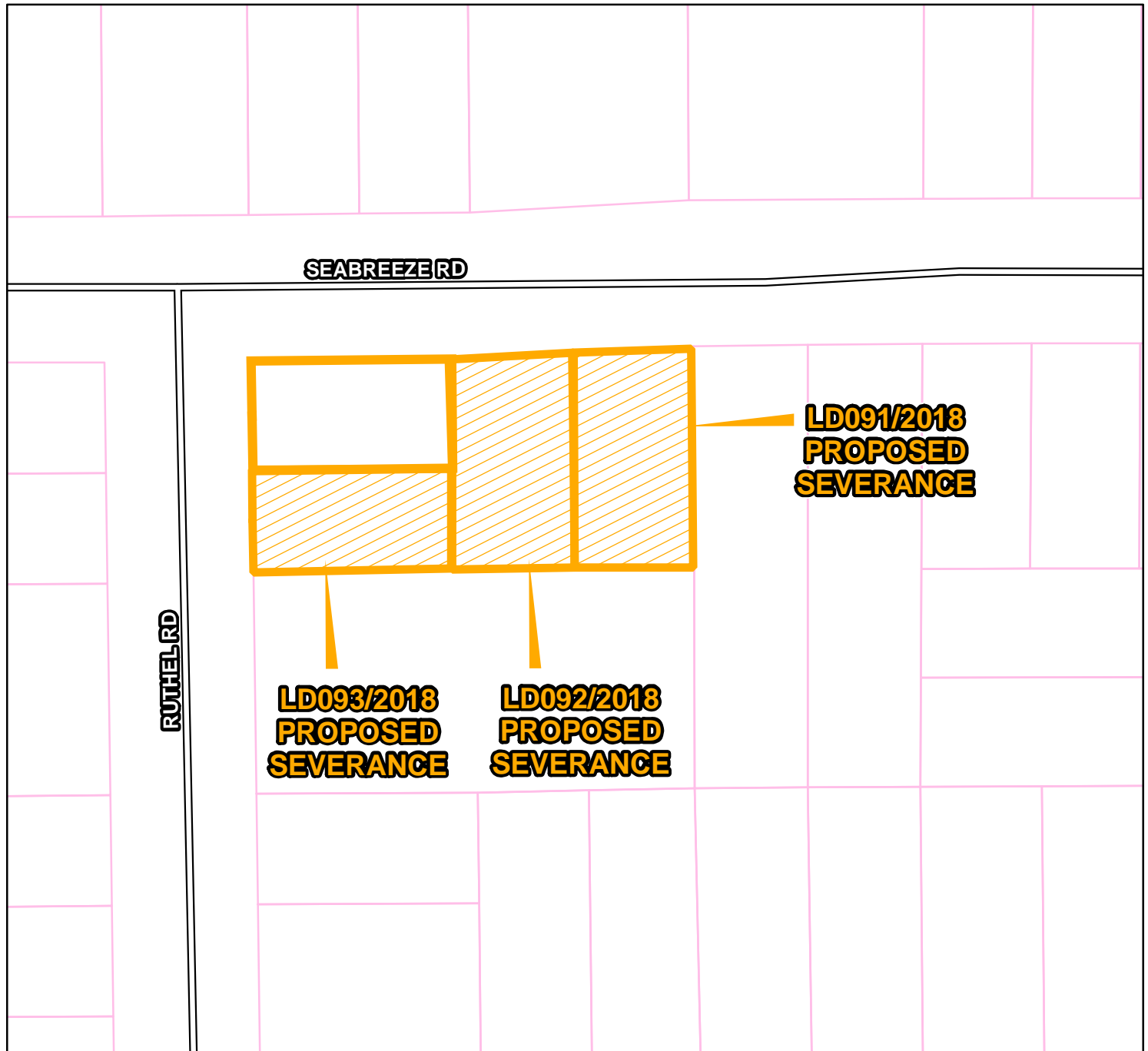
**Note: Location Map on next page**

Land Division Application No: LD091-93/2018

Nature of Application: Proposed Severance

Municipality: Ajax

Address: Part Lot 6, Range 3



Legend



Subject Land



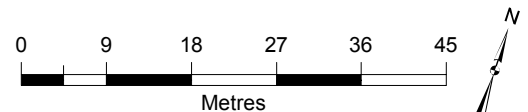
Retained Land



Parcel



Road



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10. File: LD 093/2018

Owner: Marsden, James Raymond  
Marsden, Michael  
Location: Part Lot 6, Conc. BFC 3  
Town of Ajax

Consent to sever a vacant 465 m2 residential parcel of land, retaining a 465 m2 residential parcel of land with an existing dwelling.

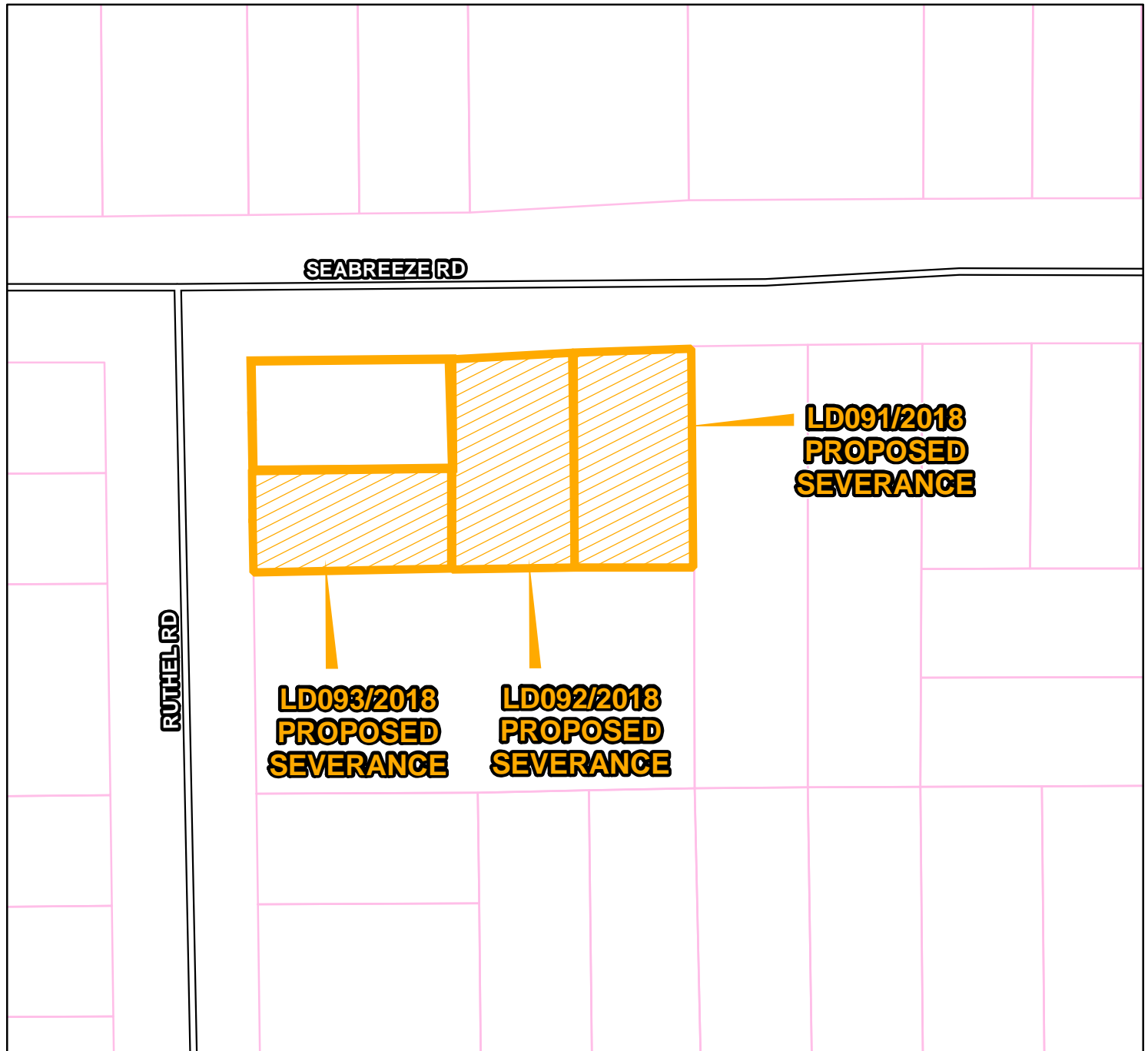
**Note: Location Map on next page**

Land Division Application No: LD091-93/2018

Nature of Application: Proposed Severance

Municipality: Ajax

Address: Part Lot 6, Range 3



Legend



Subject Land



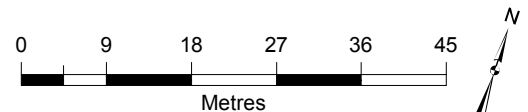
Retained Land



Parcel



Road



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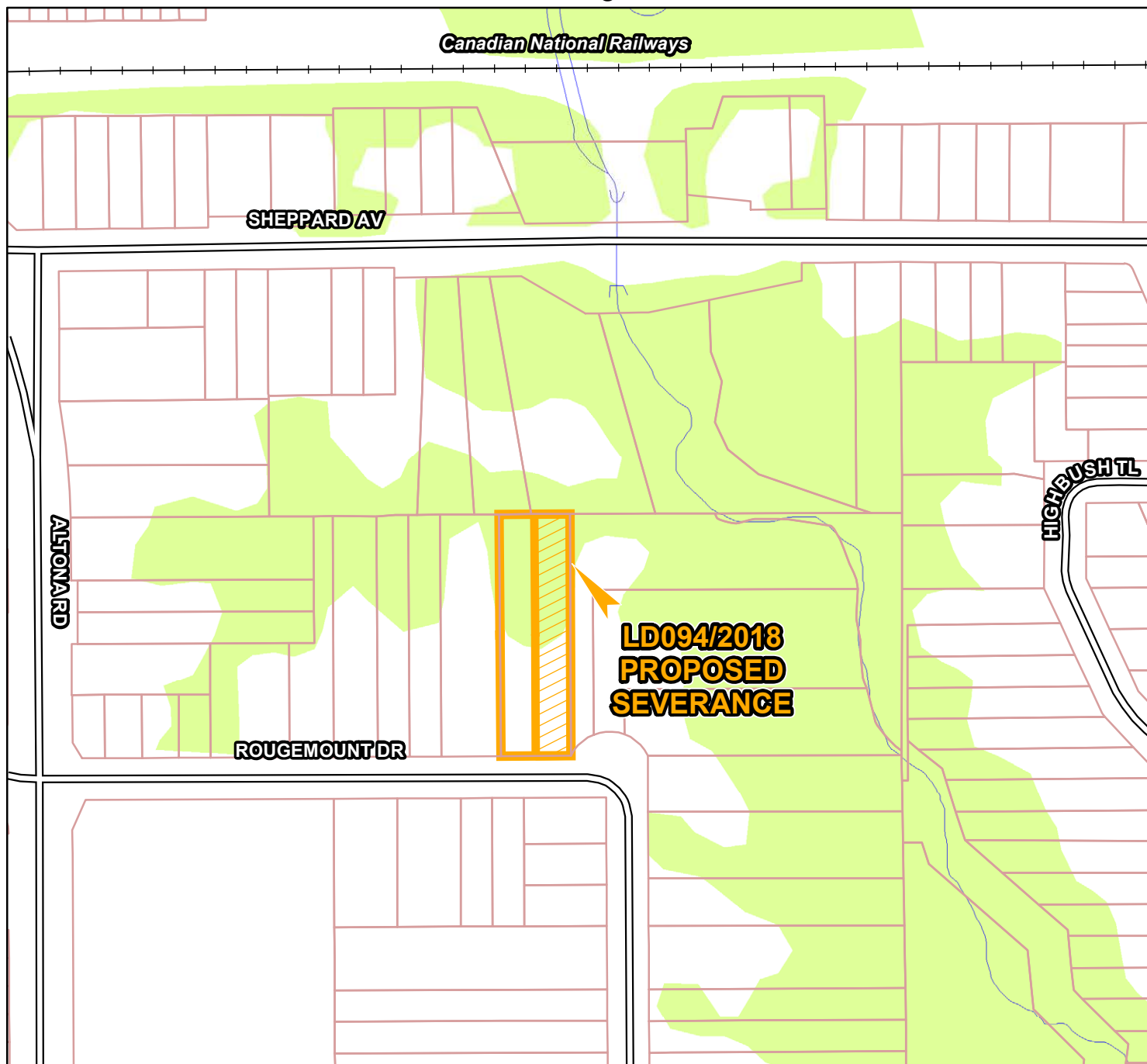
11. File: LD 094/2018

Owner: Gallo, Cesare  
Ciancio, Jose  
Agent: Gallo, Cesare  
Location: Lot 32, Conc. BFC 3  
City of Pickering

Consent to sever a 1,965 m2 residential parcel of land with an existing dwelling to be demolished, retaining a 1,967 m2 residential parcel of land with an existing dwelling to be demolished.

**Note: Location Map on next page**

Land Division Application No: LD094/2018  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1473 Rougemount Drive



Legend



Subject Land



Retained Land



Parcel



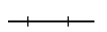
Road



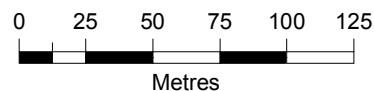
Vegetation



Creek



Railway



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12. File: LD 095/2018

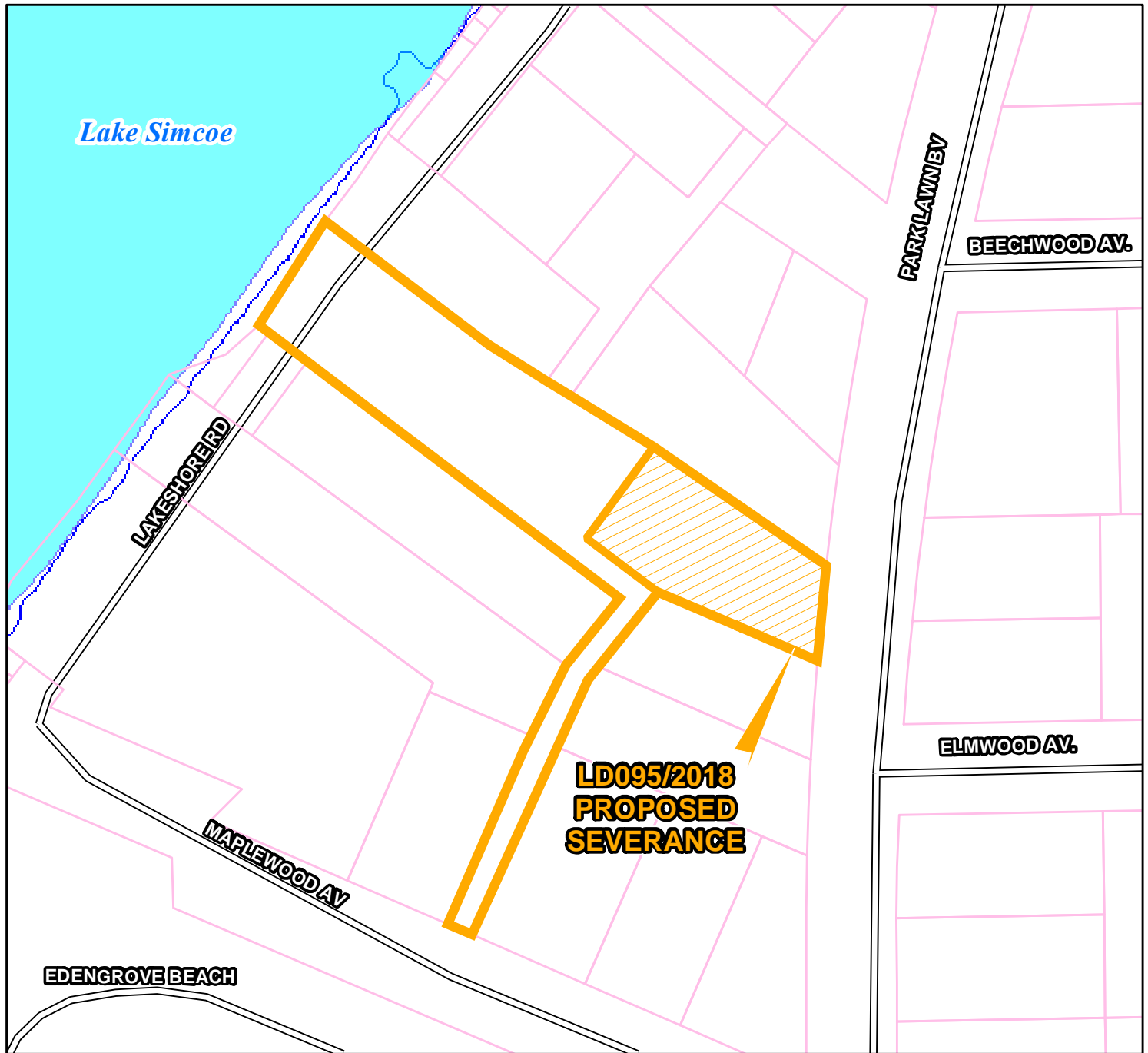
Owner: Thibault, Reuben  
Thibault, Jennifer  
Agent: Westlake, Tracey  
Location: Part Lot 16, Conc. 5  
Twp. of Brock

Consent to sever a vacant 1,244.2 m<sup>2</sup> residential parcel of land, retaining a 3,977.9 m<sup>2</sup> residential parcel of land with an existing dwelling.

**Note: Location Map on next page**



Land Division Application No: LD095/2018  
Nature of Application: Proposed Severance  
Municipality: Brock  
Address: Part Lot 16, Concession 5, Thorah



Legend



Subject Land



Retained Land



Parcel



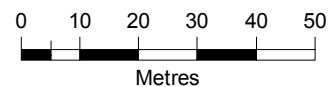
Road



Lake/Pond/River



Creek



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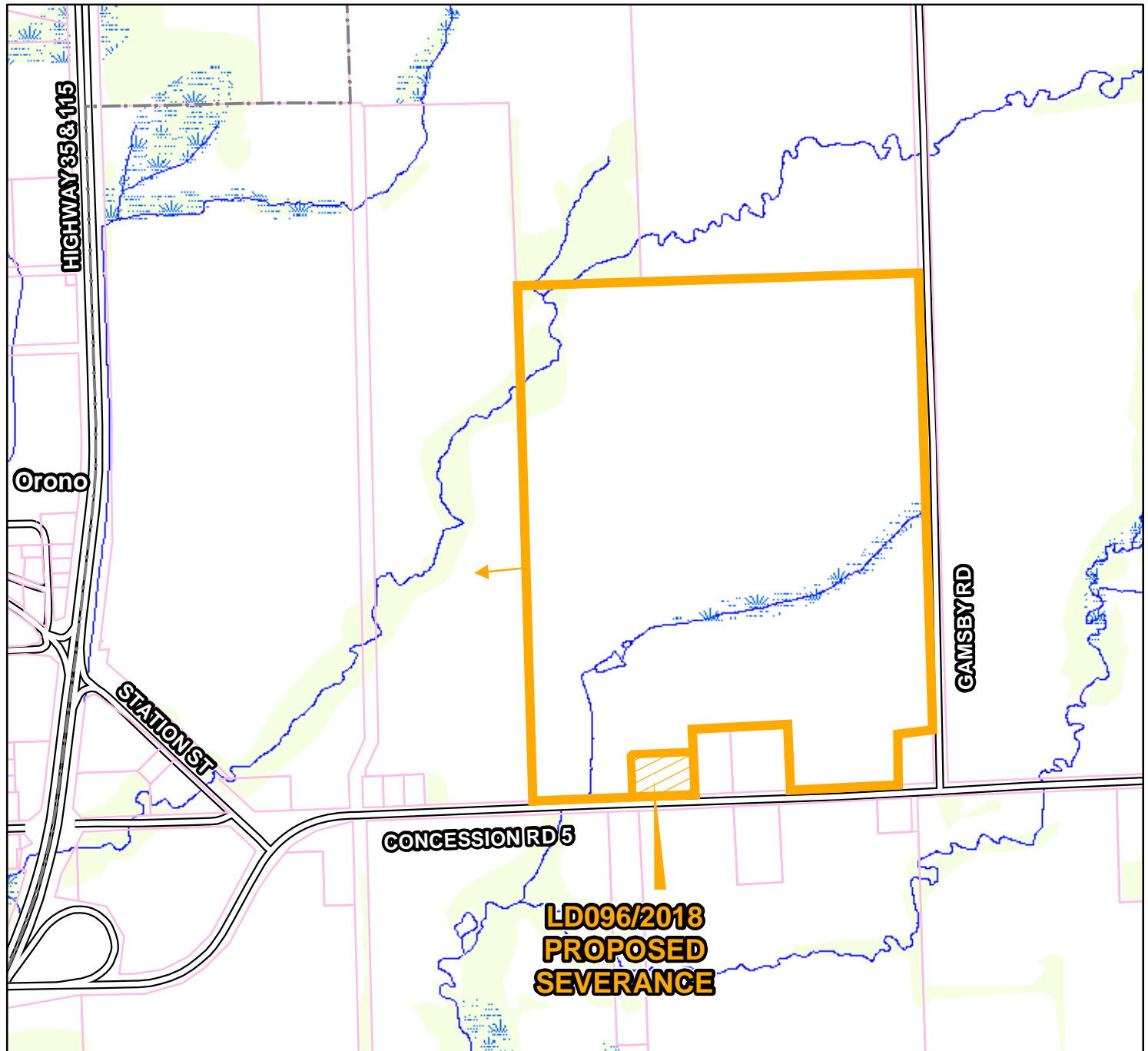
13. File: LD 096/2018

Owner: Tiller, Terrance Dale  
Agent: Strike & Phillips LLP  
Location: Part Lot 25 & 26, Conc. 5  
Mun. of Clarington  
(former Clarke)




Consent to sever a 0.60 ha rural residential lot with an existing dwelling, retaining a vacant 42.5 ha agricultural parcel of land. Retained lands to be consolidated with agricultural property to the West.

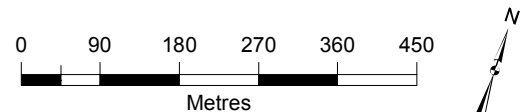
**Note: Location Map on next page**

Land Division Application No: LD096/2018  
Nature of Application: Proposed Severance  
Municipality: Clarington  
Address: 3648 Concession Road 5



Legend

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



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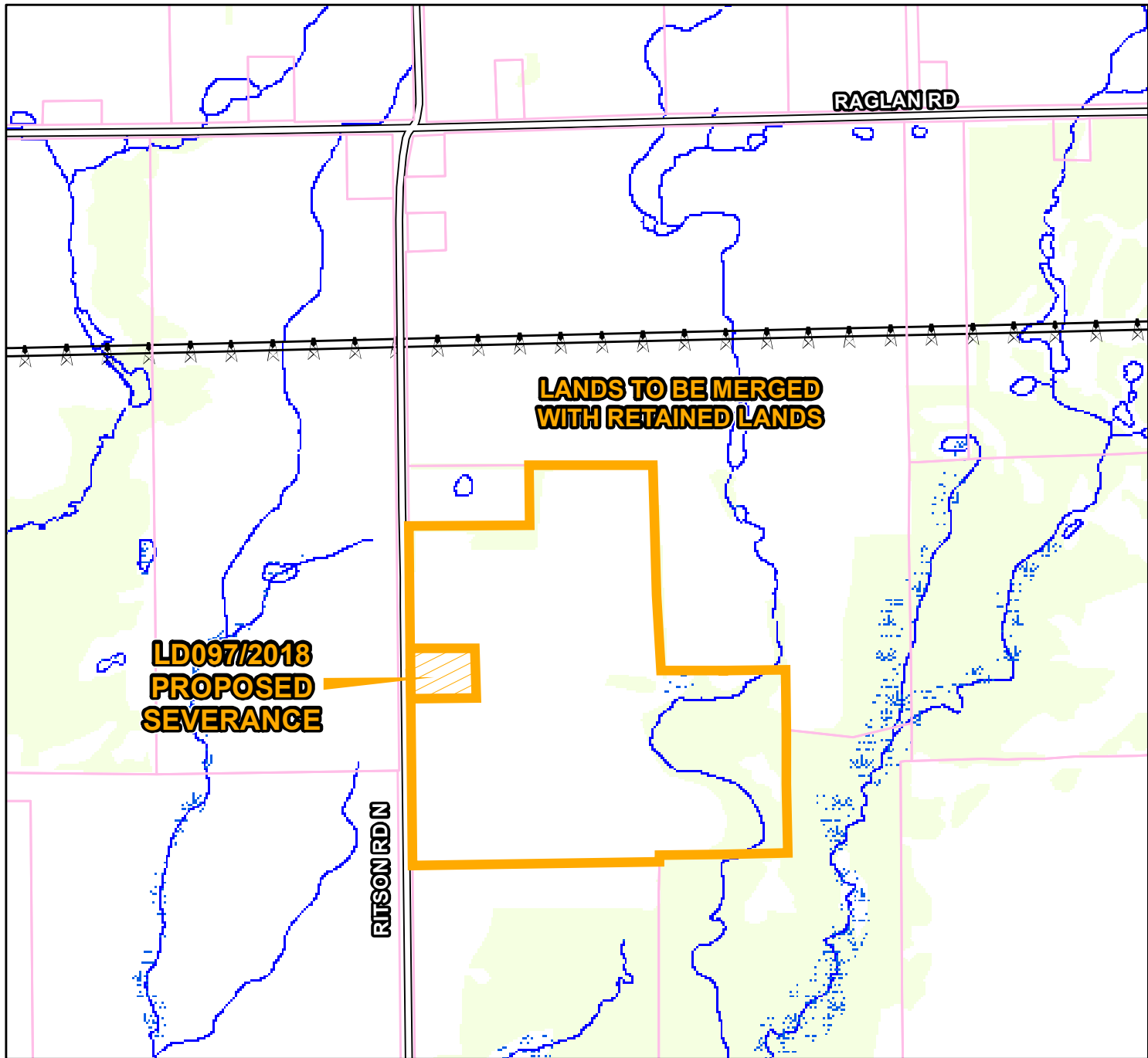
14. File: LD 097/2018

Owner: Linton, Ron  
Agent: Clark Consulting Services  
Location: Part Lot 7&8, Conc. 8  
City of Oshawa  
(former Whitby East)




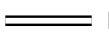
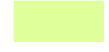




Consent to sever a 0.962 ha rural residential parcel of land with an existing dwelling and barn, retaining a 30.25 ha agricultural parcel of land to be consolidated with the farm property to the Northeast.

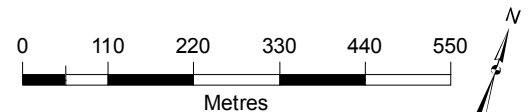
**Note: Location Map on next page**

Land Division Application No: LD097/2018  
Nature of Application: Proposed Severance  
Municipality: Oshawa  
Address: Part Lots 7 and 8, Concession 8



Legend

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



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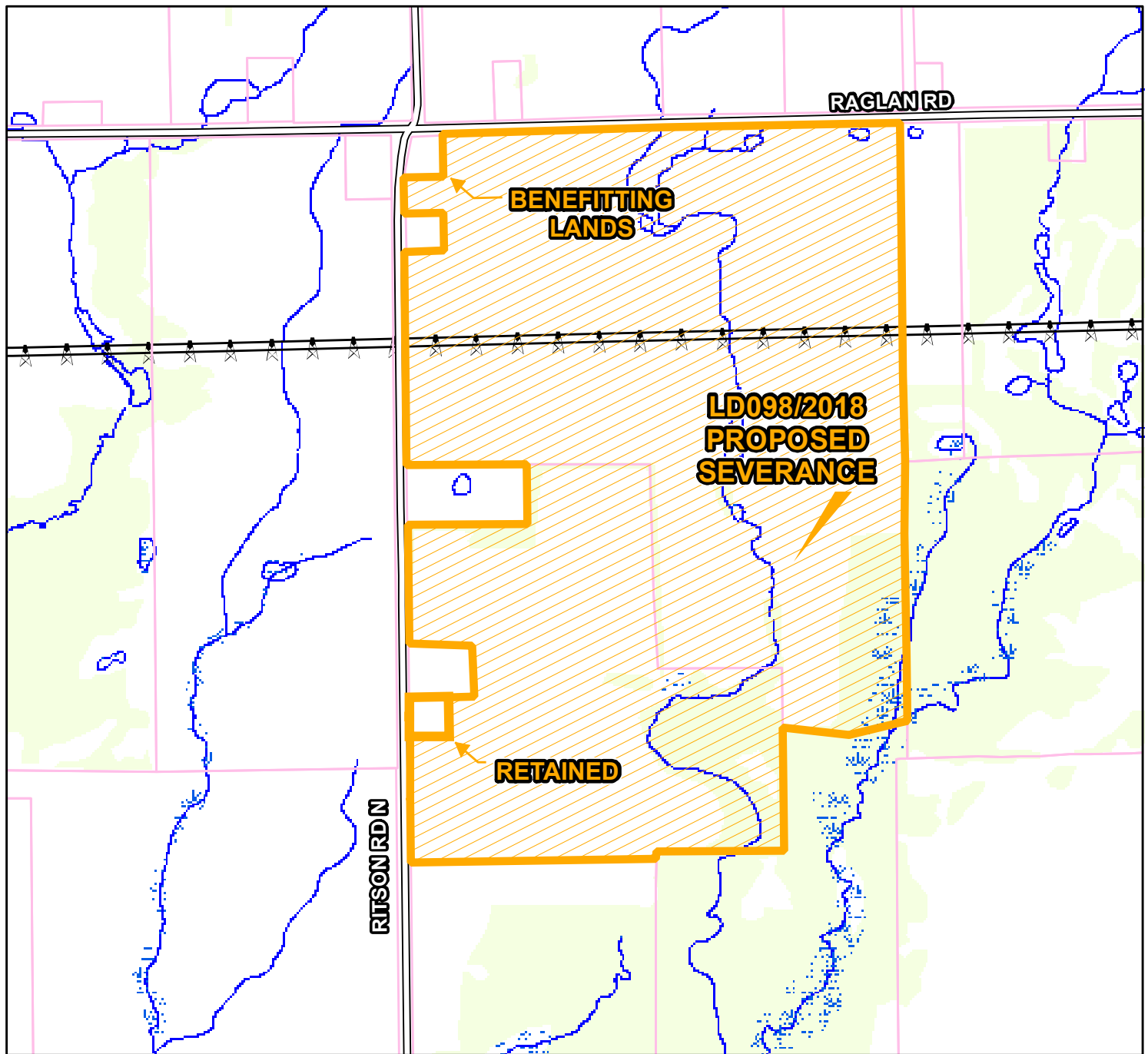
15. File: LD 098/2018

Owner: Linton, Ron  
Agent: Clark Consulting Services  
Location: Part Lot 8, Conc. 8  
City of Oshawa  
(former Whitby East)





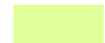




Consent to add a vacant 0.40 ha agricultural parcel of land to the North, retaining a 92.25 ha agricultural parcel of land with an existing dwelling.

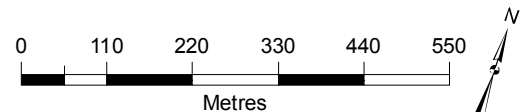
**Note: Location Map on next page**

Land Division Application No: LD098/2018  
 Nature of Application: Proposed Lot Line Addition Adjustment  
 Municipality: Oshawa  
 Address: Part Lots 7 and 8, Concession 8



Legend

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



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16. File: LD 099/2018

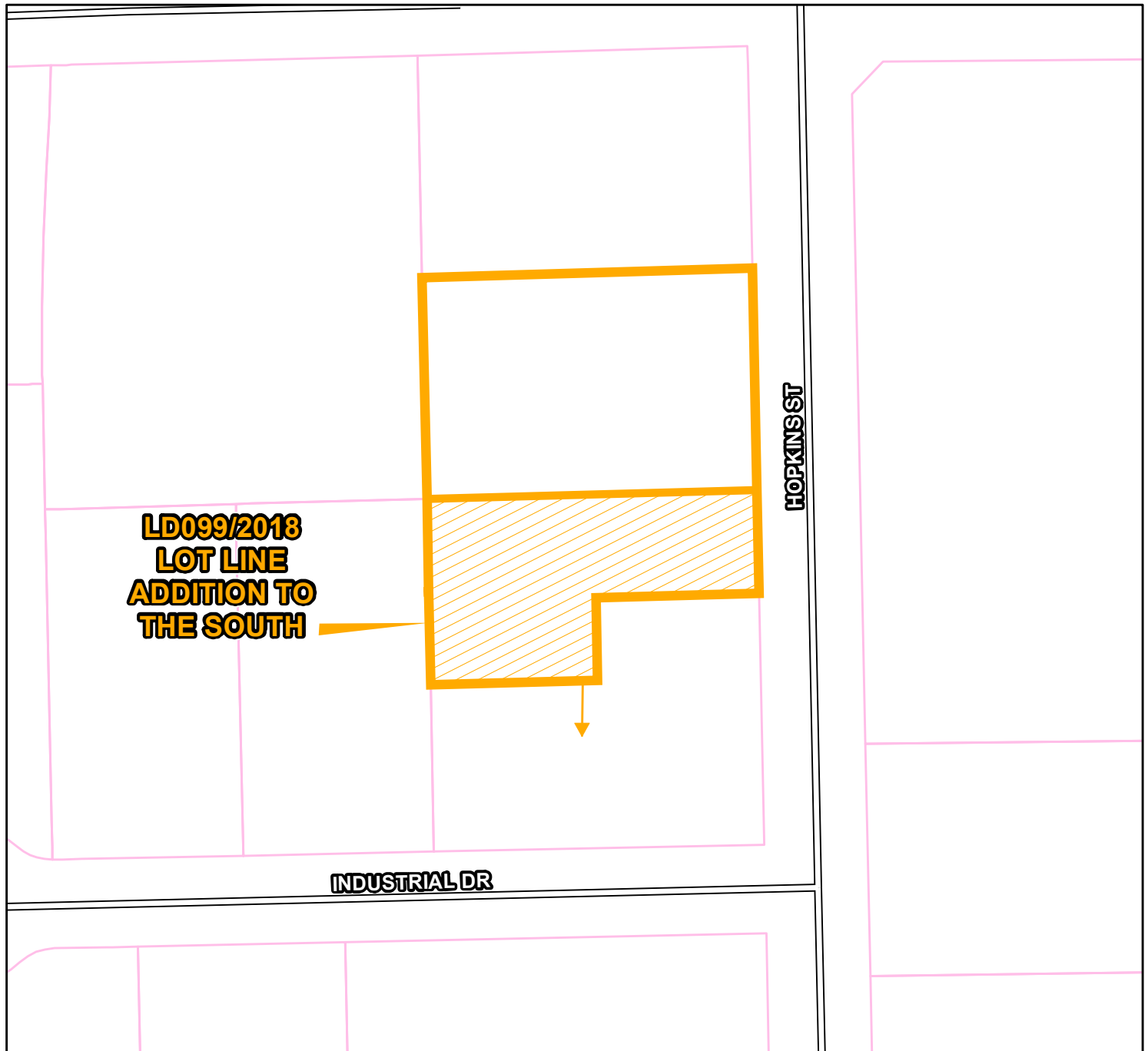
Owner: 1022436 Ontario Inc.  
Location: Part Lot 23, Conc. 1  
Town of Whitby

Consent to add a vacant 4,179 m<sup>2</sup> industrial parcel of land to the South, retaining a 6,391.6 m<sup>2</sup> industrial parcel of land with an existing structure to remain.

**Note: Location Map on next page**

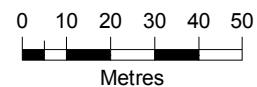


Land Division Application No: LD099/2018  
Nature of Application: Proposed Lot Line Addition Adjustment  
Municipality: Whitby  
Address: 910 Hopkins Street



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

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Not a plan of survey.

**6. Date of Next Meeting:** August 13, 2018

**7. Adjournment**