



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, July 20, 2020**

1:00 P.M

**The Council Chamber
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 five 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 June 22, 2020

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 023/2018

Tabled: May 25, 2020

Owner: Vanstone Mill Inc.

Location: Lot 13, Conc. 1

Mun. of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 22,176.8 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

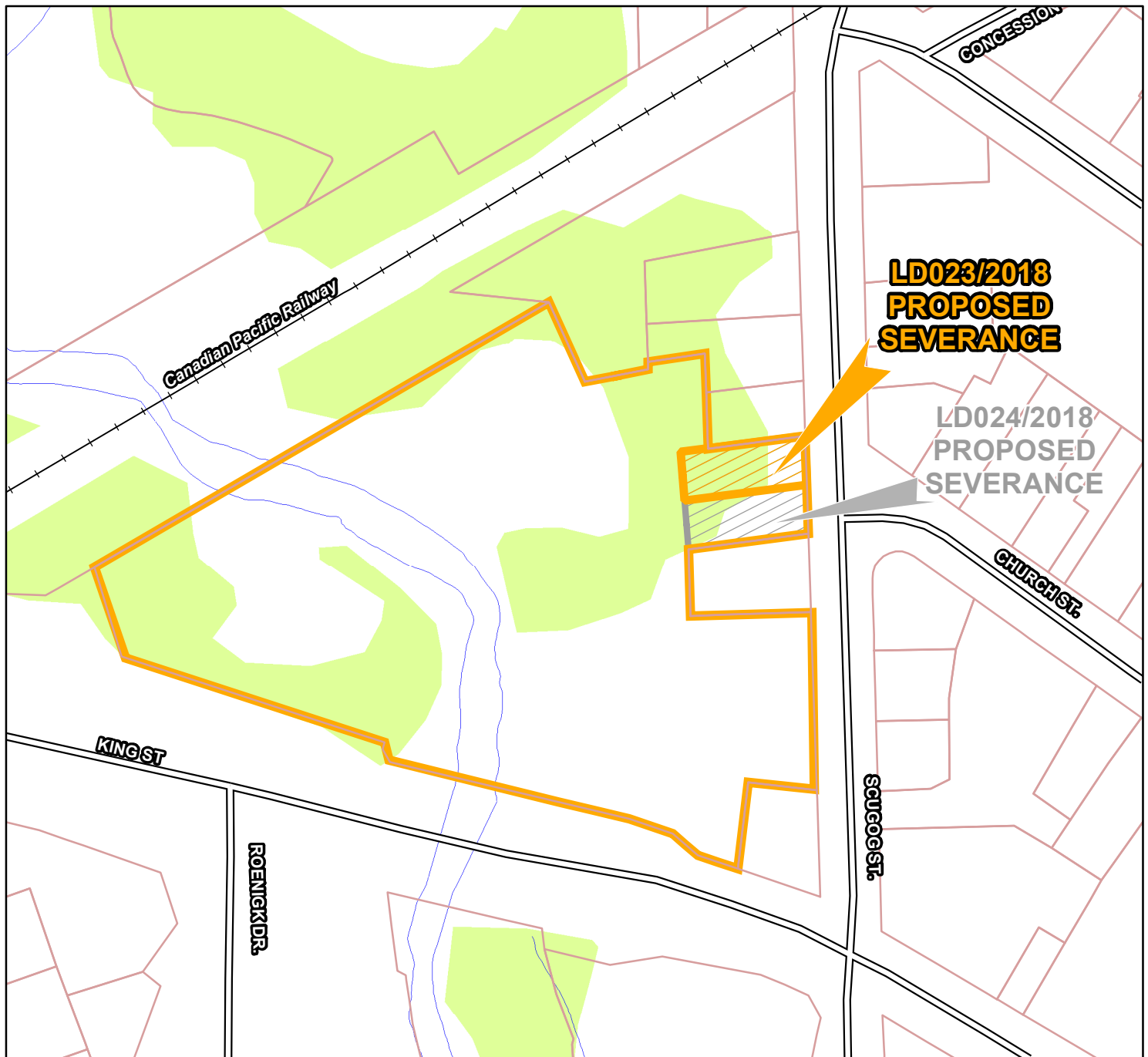
Note: Location Map on next page

Land Division Application No: LD023 - LD024/2018

Nature of Application: Proposed Severance of Land

Municipality: Clarington

Address: Scugog St. - Bowmanville



**LD023/2018
PROPOSED
SEVERANCE**

LD024/2018
PROPOSED
SEVERANCE

Legend



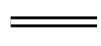
Subject Land



Retained Land



Parcel



Road



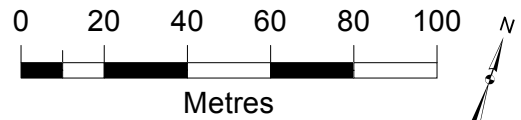
Vegetation



Creek



Railway



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2. File: LD 024/2018

Tabled: May 25, 2020

Owner: Vanstone Mill Inc.

Location: Lot 13, Conc. 1

Mun. of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 21,605.4 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

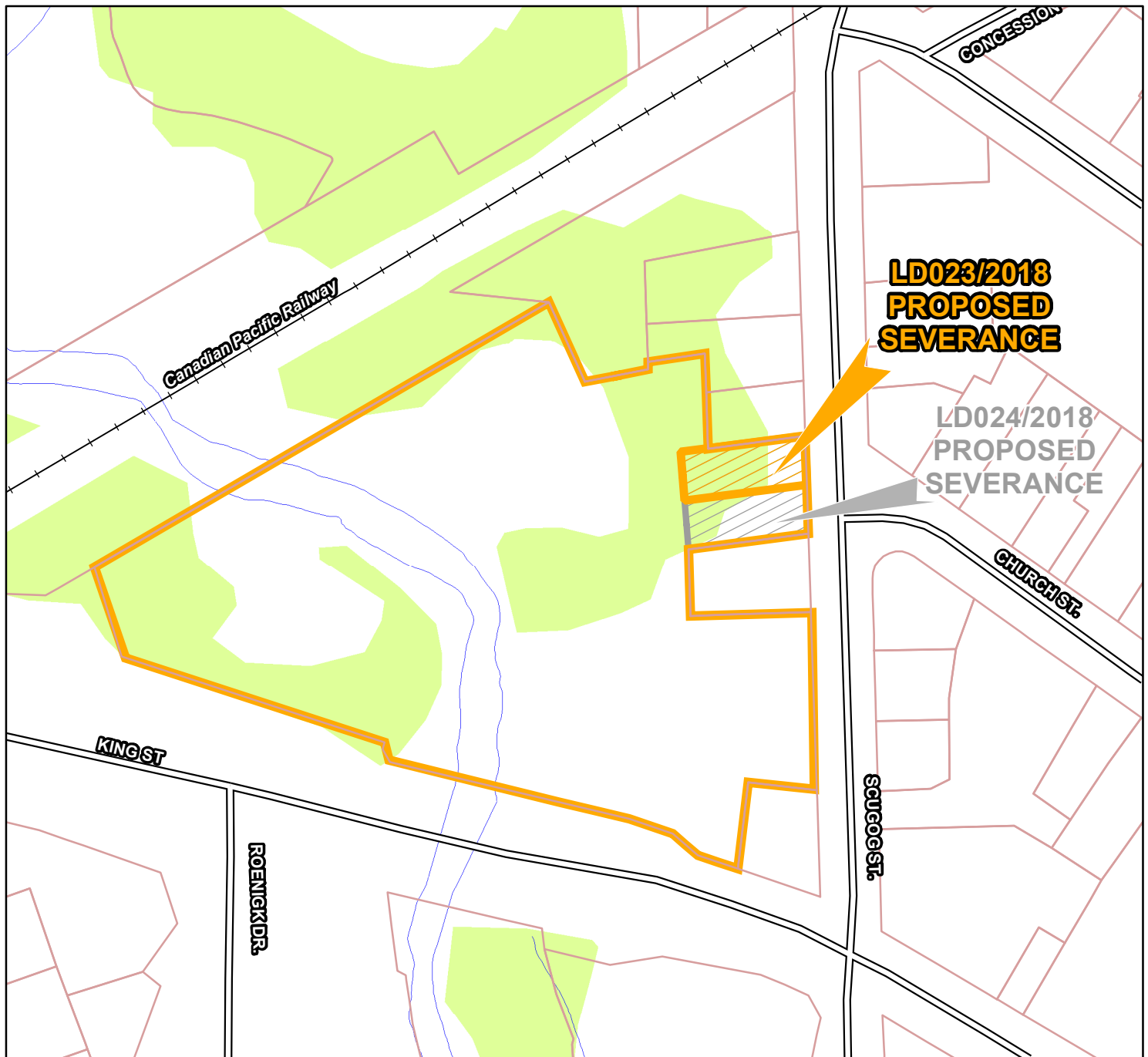
Note: Location Map on next page

Land Division Application No: LD023 - LD024/2018

Nature of Application: Proposed Severance of Land

Municipality: Clarington

Address: Scugog St. - Bowmanville



Legend



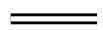
Subject Land



Retained Land



Parcel



Road



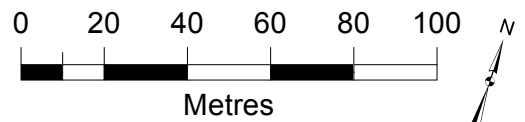
Vegetation



Creek



Railway



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3. File: LD 124/2018

Tabled: October 15, 2018

Owner: Gimblett, Susan

Gimblett, Michael

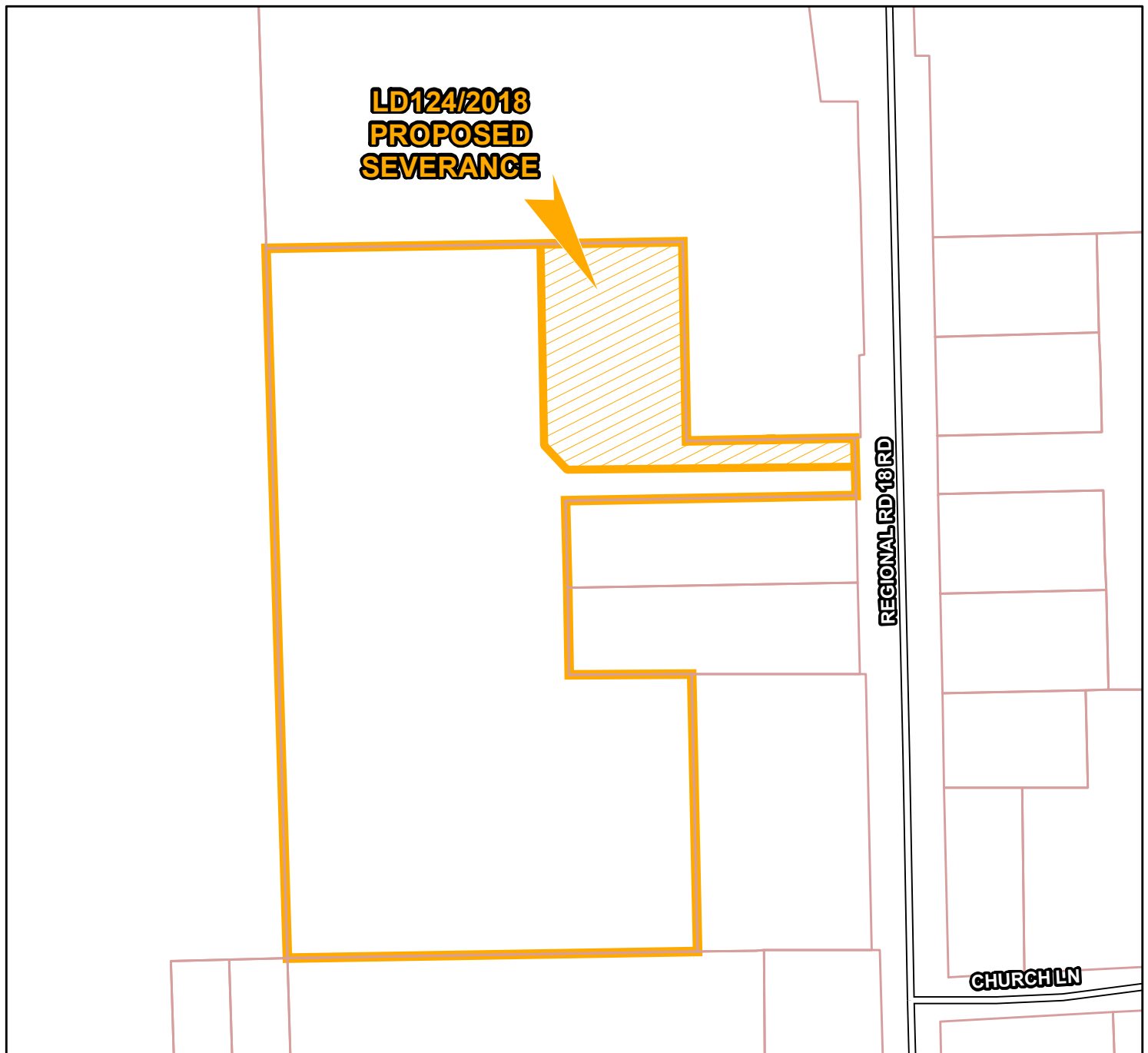
Location: Lot 9, Conc. 2

Mun. of Clarington

Consent to sever a vacant 4,593.9 m² hamlet lot, retaining a 15,150.2 m² hamlet lot with an existing dwelling to remain.

Note: Location Map on next page

Land Division Application No: LD124/2018
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 2128 Newtonville Road



Legend



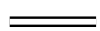
Subject Land



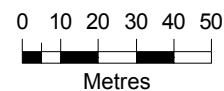
Retained Land



Parcel



Road



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4. File: LD 164/2019

Tabled: February 10, 2020

Owner: Purdue Pharma Inc.

Agent: Borden Ladner Gervais LLP

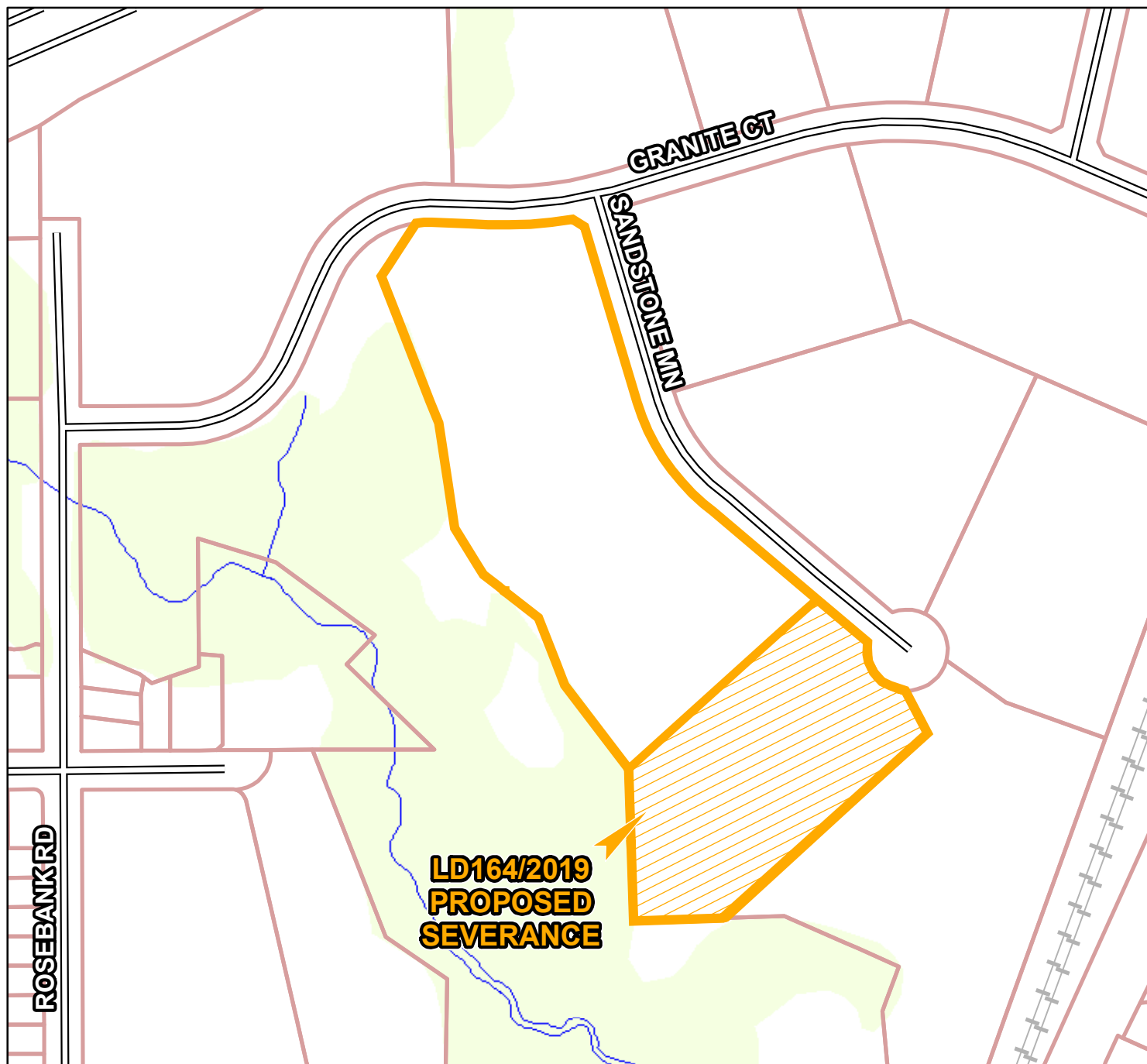
Location: Lot Pt Lt 30, Conc. BFC

City of Pickering

Consent to sever a vacant 1.439 ha industrial parcel of land, retaining a 3.032 ha industrial parcel of land with existing structures.

Note: Location Map on next page

Land Division Application No: LD164/2019
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 575 Granite Court



Legend



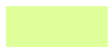
Subject Land



Retained Land



Parcel



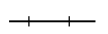
Vegetation



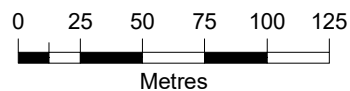
Road



Creek



Railway



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5. File: LD 045/2020

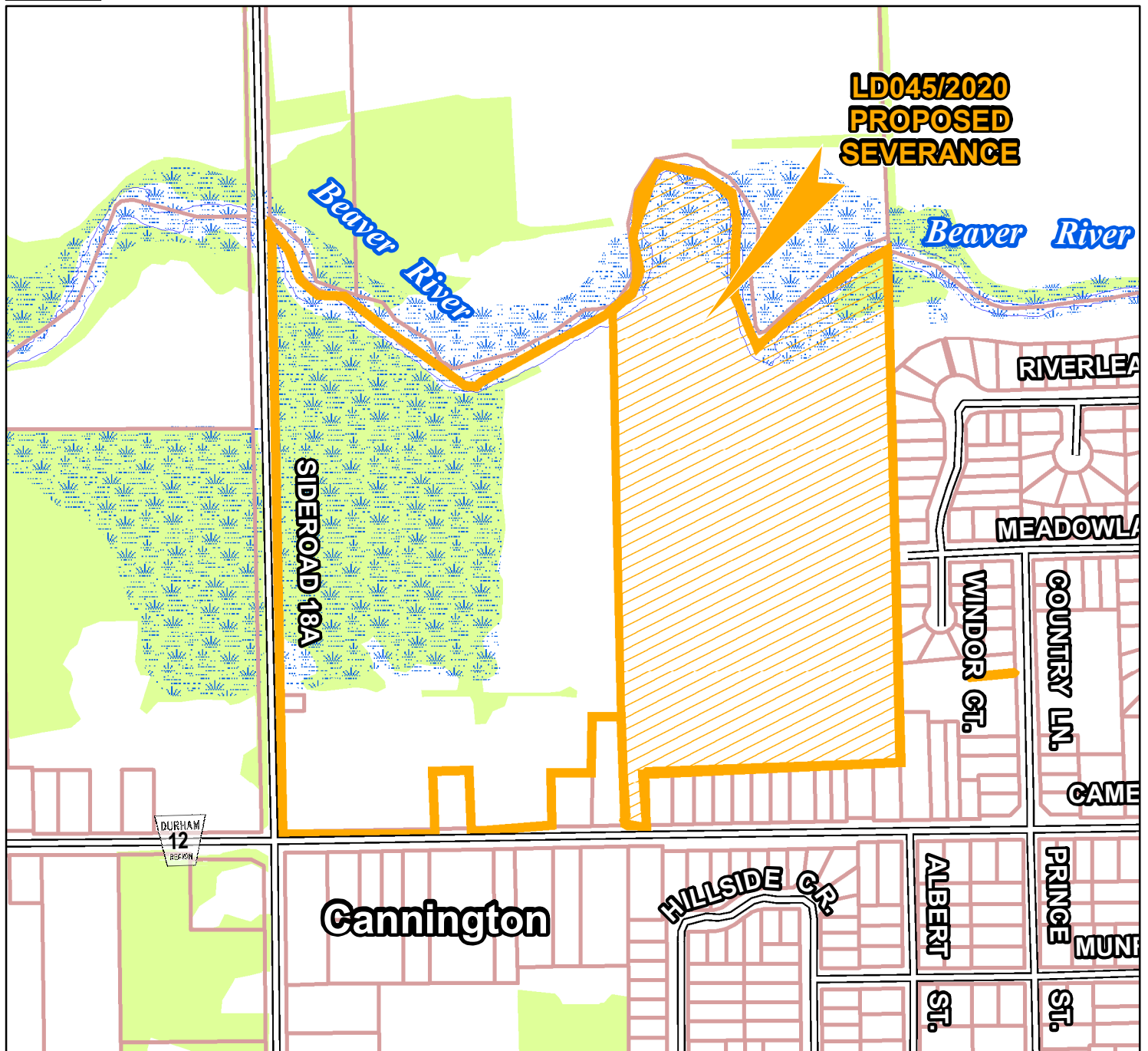
Owner: Phoenix, Daryl
Agent: Clark Consulting Services
Location: Lot 19, Conc. 12
Twp. of Brock

Consent to sever a vacant 12.6 ha agricultural parcel of land, retaining a 14.3 ha agricultural parcel of land with existing dwellings to remain.

Note: Location Map on next page

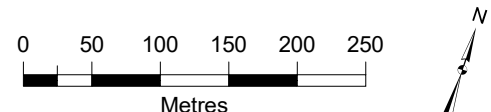


Land Division Application No: LD045/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: 1841 Cameron Street West - Cannington



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Significant Woodlands |  Wetlands |



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6. File: LD 046/2020

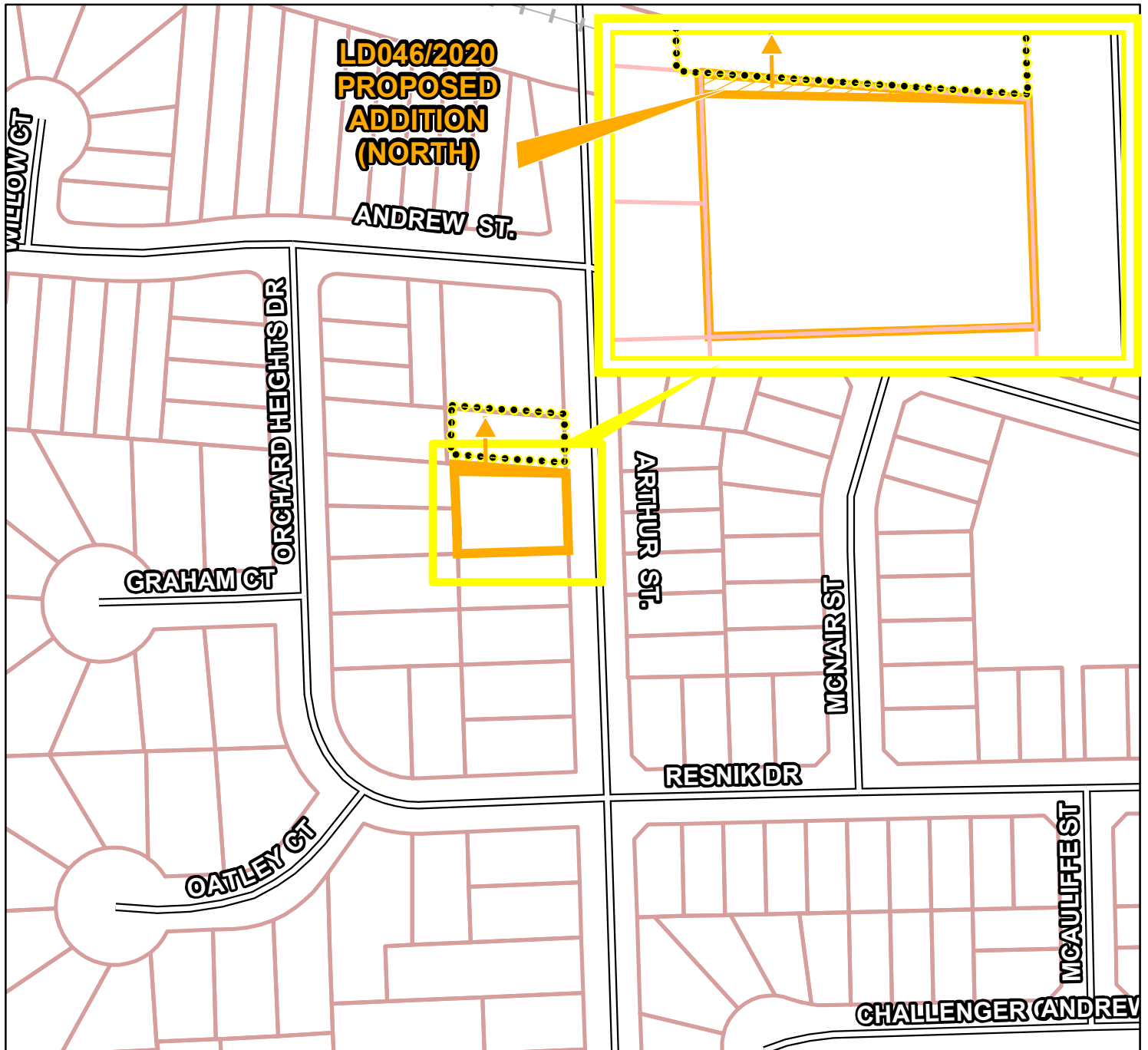
Owner: Cooper, Robyn
Location: Lot 27, Conc. 1
Mun. of Clarington

Consent to add a vacant 49 m² residential parcel to the north, retaining a 1,173.3 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD046/2020
Nature of Application: Proposed Addition of Land
Municipality: Clarington
Address: 162 Arthur Street North - Newcastle



Legend



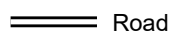
Subject Land



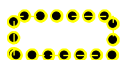
Retained Land



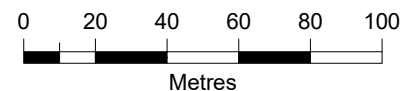
Parcel



Road



Benefitting Lands



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7. File: LD 047/2020

Owner: Dsouza, Neil
Agent: Lennox, Stephen
Location: Lot 7, Conc. 2
City of Oshawa

Consent to sever a vacant 905.8 m² residential parcel of land, retaining a 933.69 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD047/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 513 Rossland Road East



Legend



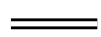
Subject Land



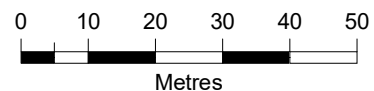
Retained Land



Parcel



Road



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8. File: LD 048/2020

Owner: 620 Taunton Self Storage Development Limited

Agent: Volpentesta, Stephanie

Location: Lot 15, Conc. 4

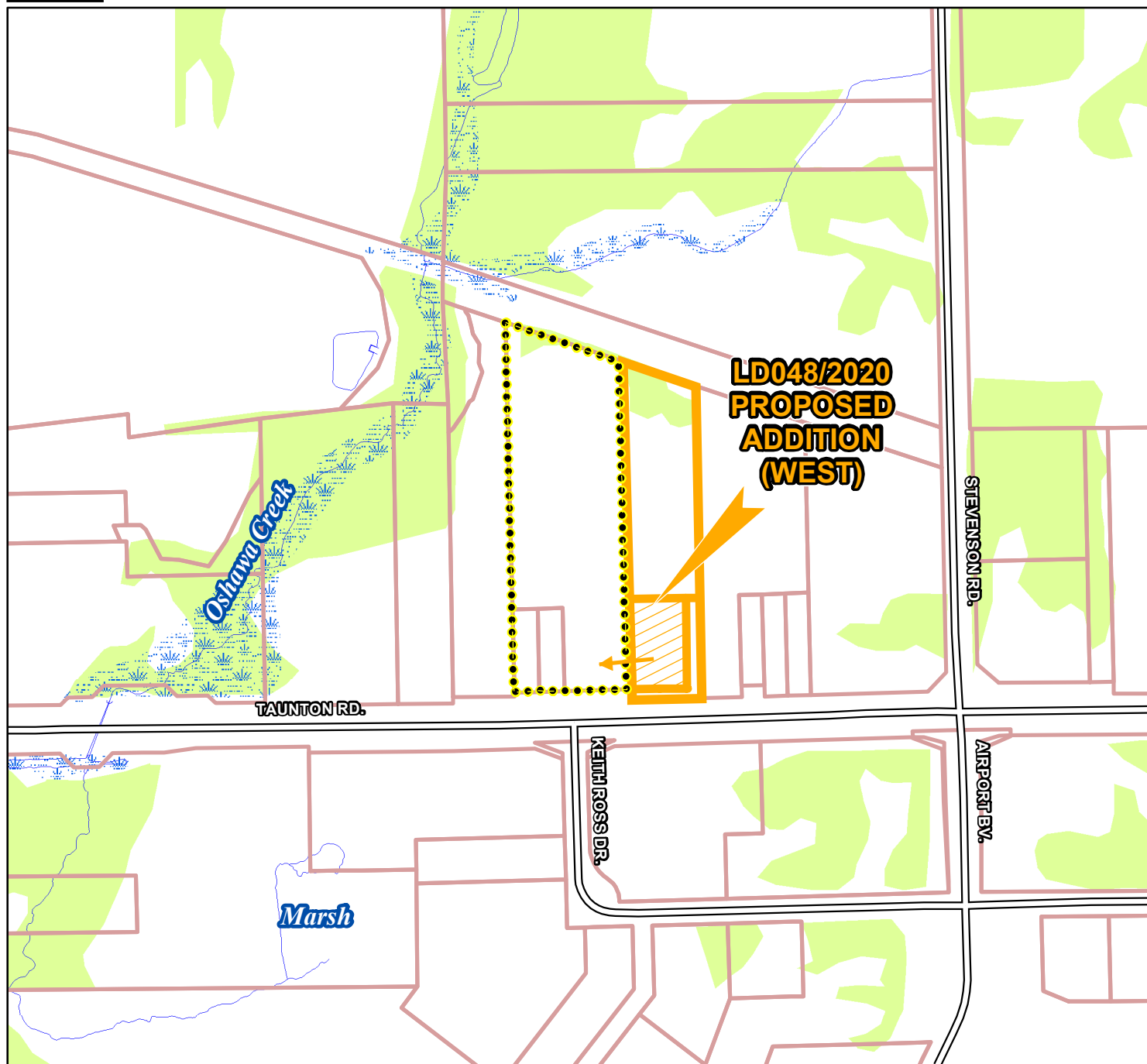
City of Oshawa

Consent to add a 0.032 ha non farm related rural residential parcel of land to the west, retaining a 1.162 ha non farm related rural residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD048/2020
Nature of Application: Proposed Addition of Land
Municipality: City of Oshawa
Address: 620 Taunton Road West



Legend



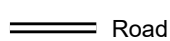
Subject Land



Retained Land



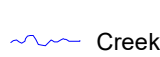
Parcel



Road



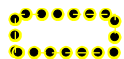
Wetland



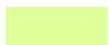
Creek



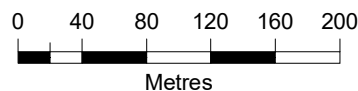
Lake/Pond/River



Benefitting Lands



Vegetation



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9. File: LD 049/2020

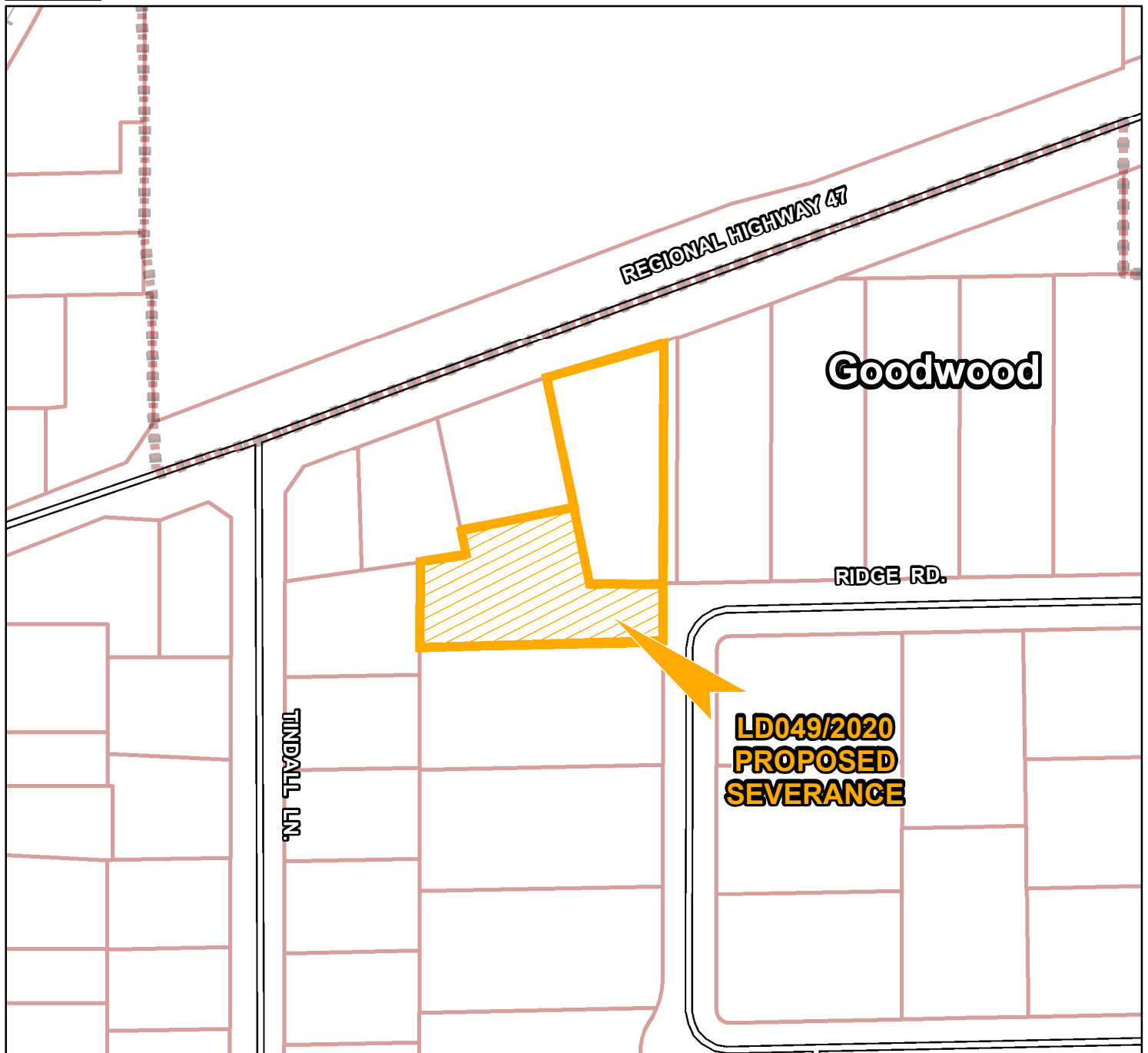
Owner: Sareon, Jasbir
Sareon, Gurdip
Agent: Sareon, Gursimeran
Location: Lot 16, Conc. 3
Twp. of Uxbridge

Consent to sever 3,300 m² residential parcel of land, retaining a 3,019 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD049/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 315 Highway 47 - Goodwood



Legend



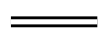
Subject Land



Retained Land



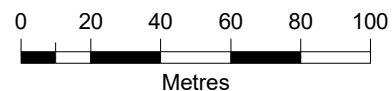
Parcel



Road



Hamlet Boundary



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10. File: LD 050/2020

Owner: Veltri and Son Limited
Agent: Veltri, Fay
Location: Lot 11, Conc. 2
Mun. of Clarington

Consent to create a 285.1 m² residential parcel of land retaining, a 320.6 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD050/2020
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 27 and 29 Borland Court, Bowmanville



Legend



Subject Land

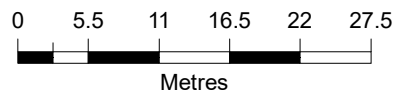


Retained Land



Parcel

== Road



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11. File: LD 051/2020

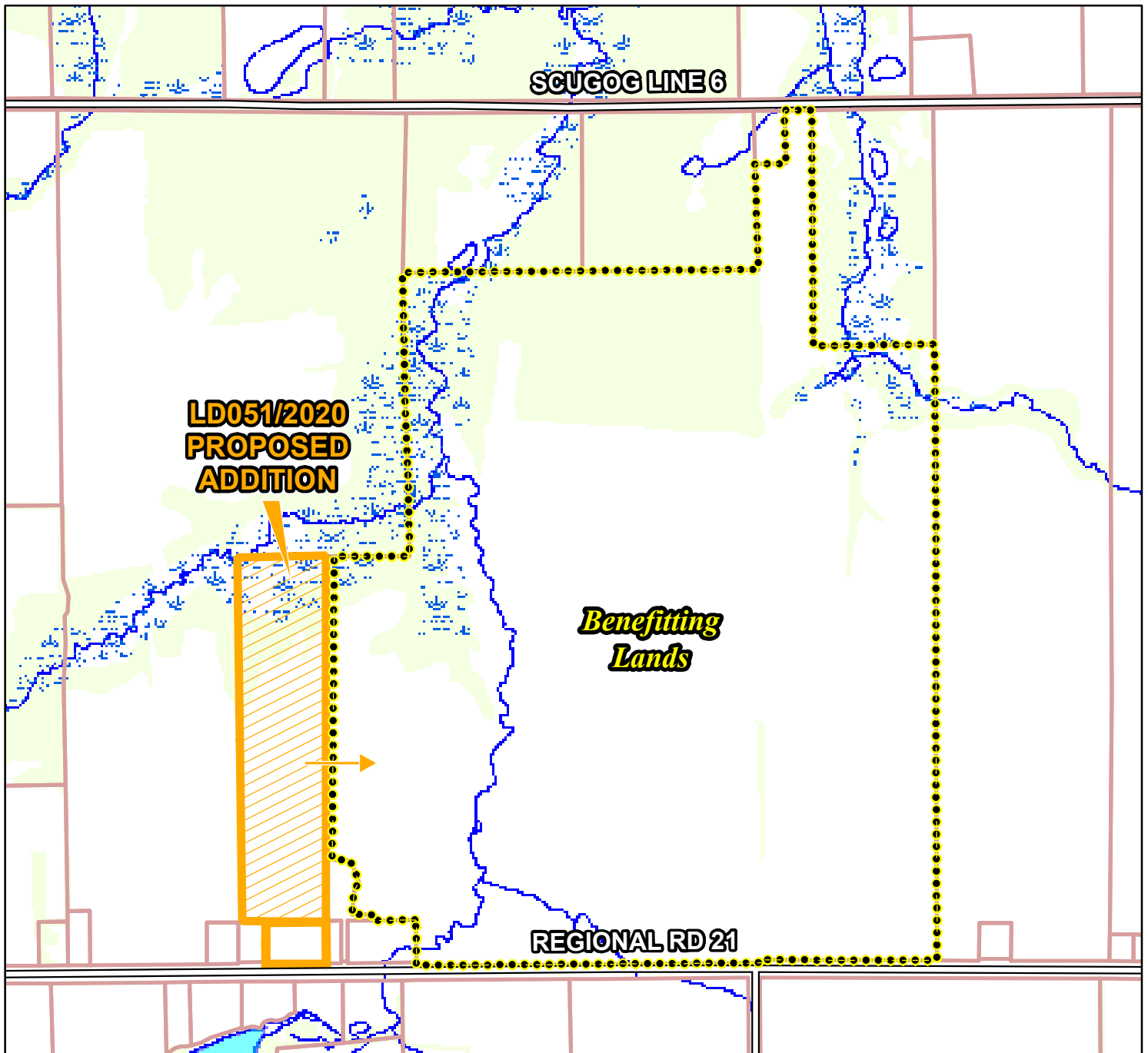
Owner: Willowtree Farms Inc.
Agent: Valerie Cranmer & Associates
Location: Lot 9 -11, Conc. 5
Twp. of Scugog
(former Reach)

Consent to add a 9.3 ha agricultural parcel of land to the east, retaining a 0.724 ha residential parcel of land. Application is for the severance of a surplus farm dwelling.

Note: Location Map on next page



Land Division Application No: LD051/2020
Nature of Application: Proposed Addition of Land
Municipality: Township of Scugog
Address: 865 Regional Road 21



Legend



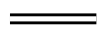
Subject Land



Retained Land



Parcel



Road



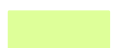
Wetland



Creek



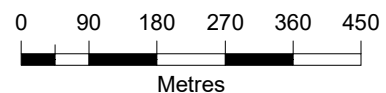
Lake/Pond/River



Vegetation



Benefitting Lands



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12. File: LD 052/2020

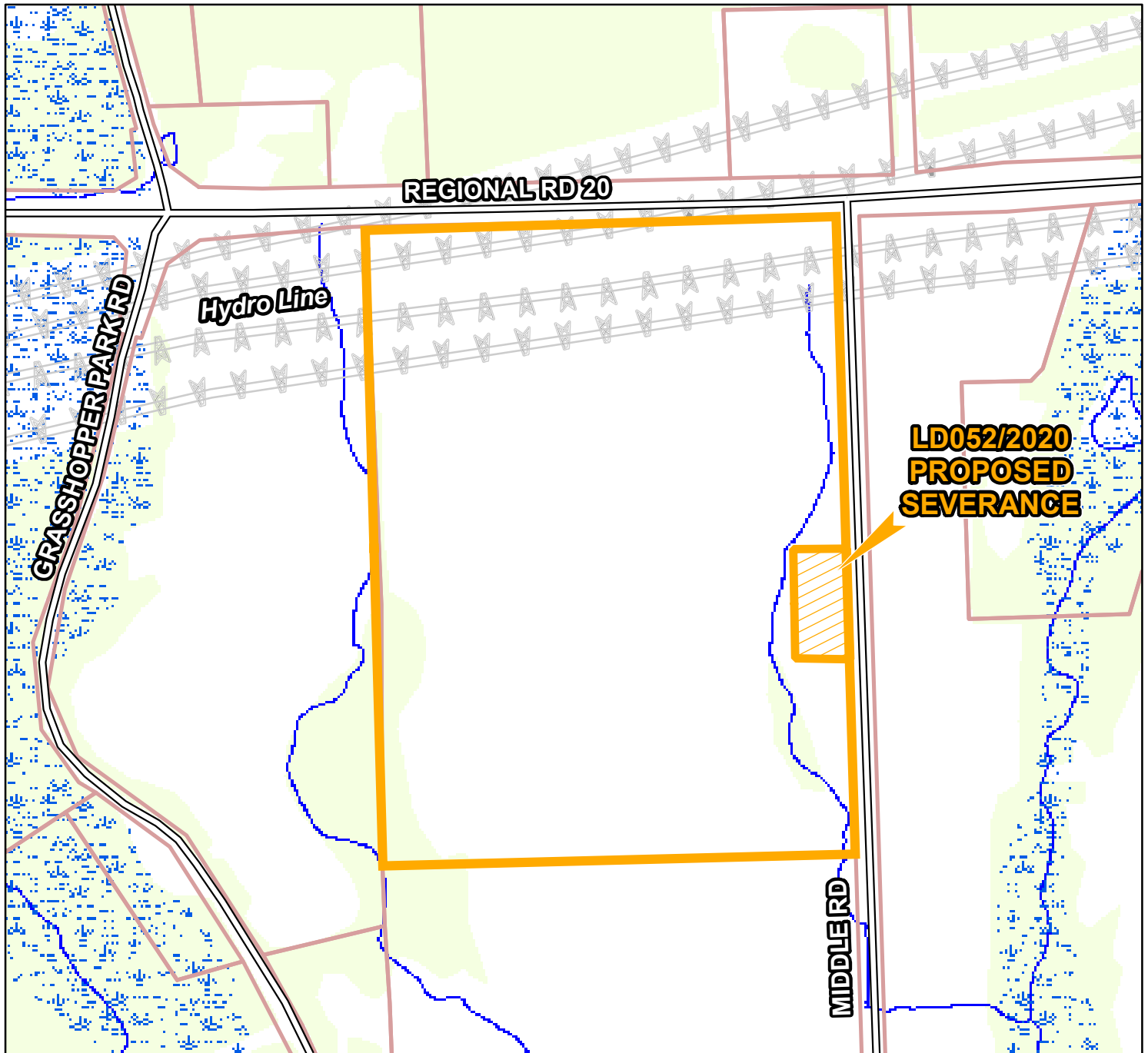
Owner: Werrcroft Farms
Werrcroft Farms
Agent: Clark Consulting Services
Location: Lot 13, Conc. 8
Mun. of Clarington
(former Darlington)

Consent to sever a vacant 0.41 ha agricultural parcel of land, retaining a 21.9 ha agricultural parcel of land.

Note: Location Map on next page



Land Division Application No: LD052/2020
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: Lot 13, Concession 8



Legend



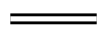
Subject Land



Retained Land



Parcel



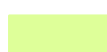
Road



Wetland



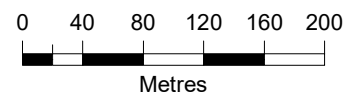
Creek



Vegetation



Hydro Line



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13. File: LD 053/2020

Owner: BV Courtice GP Inc.
Raso, Antonio, Jennifer Megan & Santo
Agent: Trolleybus Urban Development
Location: Lot 6, Conc. PLN634
Mun. of Clarington

Consent to add a vacant 0.305 ha residential parcel of land to the west, retaining a 0.88 ha residential parcel of land.

Note: Location Map on next page

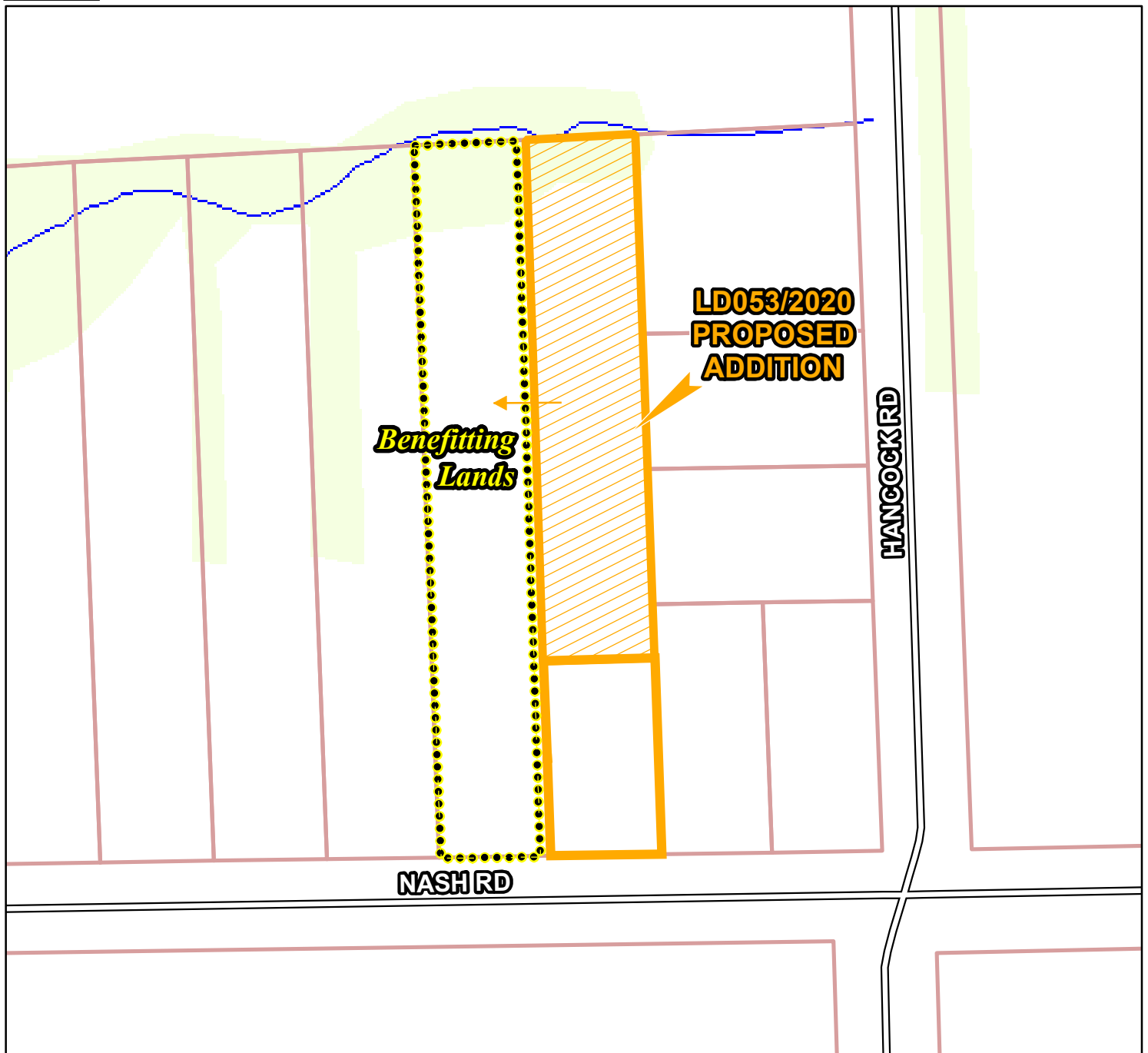


Land Division Application No: LD053/2020

Nature of Application: Proposed Addition

Municipality: Municipality of Clarington

Address: 1840 Nash Road



Legend



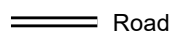
Subject Land



Retained Land



Parcel



Road



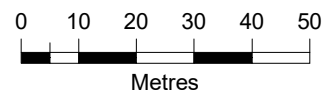
Vegetation



Creek



Benefitting Lands



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14. File: LD 054/2020

Owner: Franssen, Margot Maria
Agent: Van Maris, Anna
Location: Lot 17, Conc. 4
Twp. of Brock

Consent to add a vacant 1,879.3 m² residential parcel of land to the north, retaining a 4,395.95 m² residential parcel of land.

Note: Location Map on next page

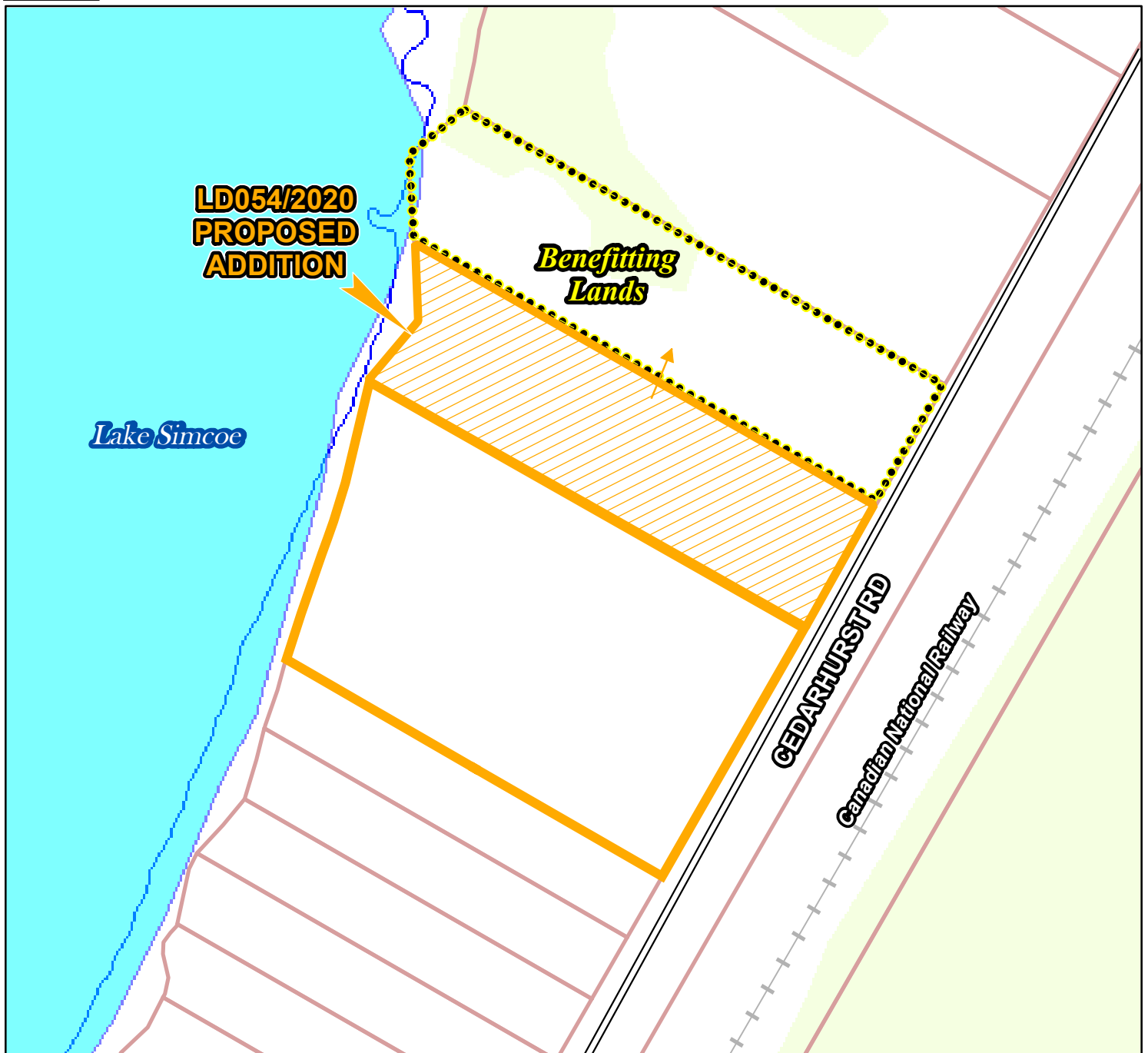


Land Division Application No: LD054/2020








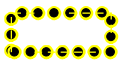

Nature of Application: Proposed Addition

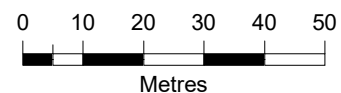
Municipality: Township of Brock

Address: 27290 Cedarhurst Beach Road



Legend

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



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15. File: LD 055/2020

Owner: Danayan, Vicken
Agent: Asparian, Jacob
Location: Lot 8
City of Oshawa

Consent to sever a 364.21 m² residential parcel of land, retaining a 396.74 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD055/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 225 Gibbons Street



Legend



Subject Land



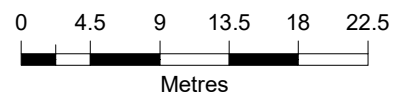
Retained Land



Parcel



Road



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16. File: LD 056/2020

Owner: 7902468 Canada Inc. c/o Triovest

Agent: GSP Group Inc.

Location: Lot 25, Conc. 4

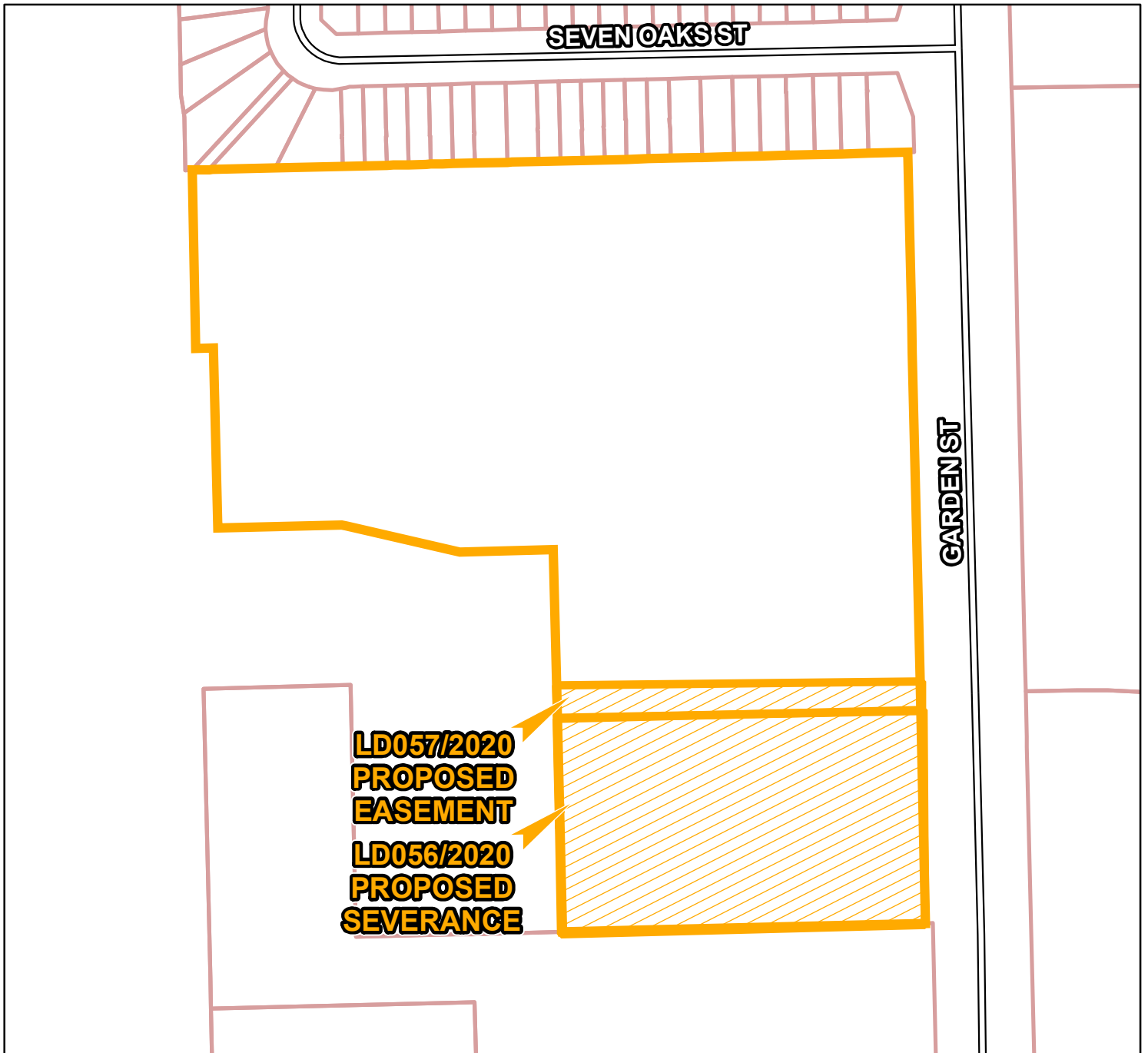
Town of Whitby

Consent to sever a 0.9 ha commercial parcel of land, retaining a 3.81 ha commercial parcel of land. Application includes easement.

Note: Location Map on next page



Land Division Application No: LD056/2020 and LD057/2020
Nature of Application: Proposed Severance and Easement of Land
Municipality: Town of Whitby
Address: 4200 Garden Street



Legend



Subject Land



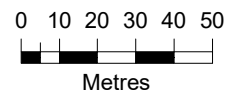
Retained Land



Parcel



Road



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17. File: LD 057/2020

Owner: 7902468 Canada Inc. c/o Triovest

Agent: GSP Group Inc.

Location: Lot 25, Conc. 4

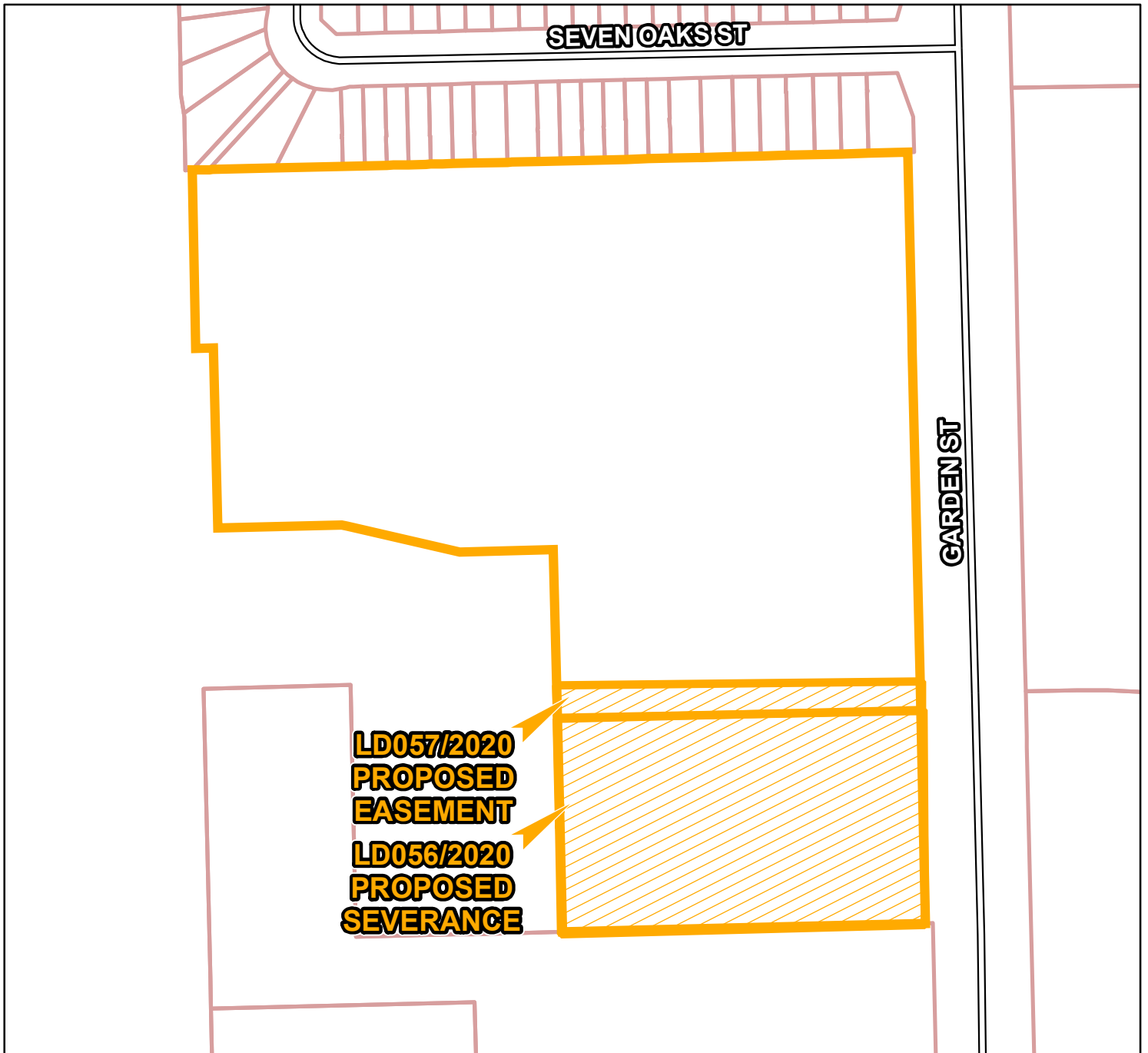
Town of Whitby

Consent to grant a 3.508 ha access easement over a commercial parcel of land, retaining a 0.9 ha commercial parcel of land.

Note: Location Map on next page



Land Division Application No: LD056/2020 and LD057/2020
Nature of Application: Proposed Severance and Easement of Land
Municipality: Town of Whitby
Address: 4200 Garden Street



Legend



Subject Land



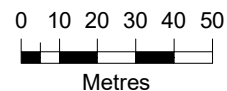
Retained Land



Parcel



Road



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18. File: LD 058/2020

Owner: Unique AT Holding Corporation c/o Steven Warsh

Agent: Weston Consulting

Location: Lot 21, Conc. 1

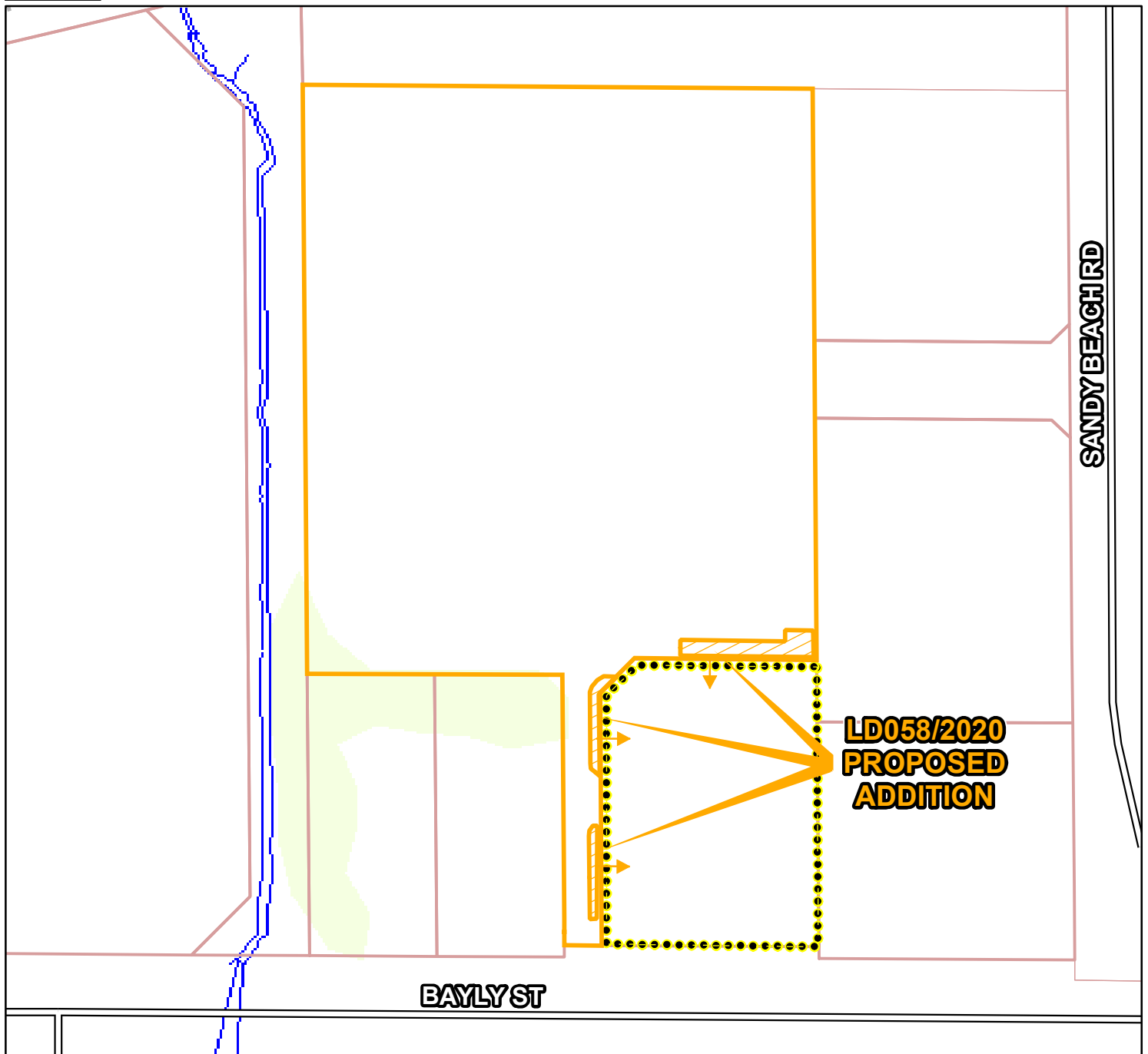
City of Pickering

Consent to add a vacant 0.002 ha parcel of land and 0.016 ha below grade parcel of land to the parcel to the north, retaining a vacant 0.016 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD058/2020
Nature of Application: Proposed Addition of Land
Municipality: City of Pickering
Address: 1470 and 1474 Bayly Street



Legend



Subject Land



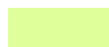
Retained Land



Parcel



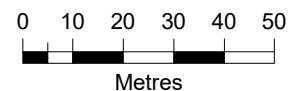
Road



Vegetation



Creek



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19. File: LD 059/2020

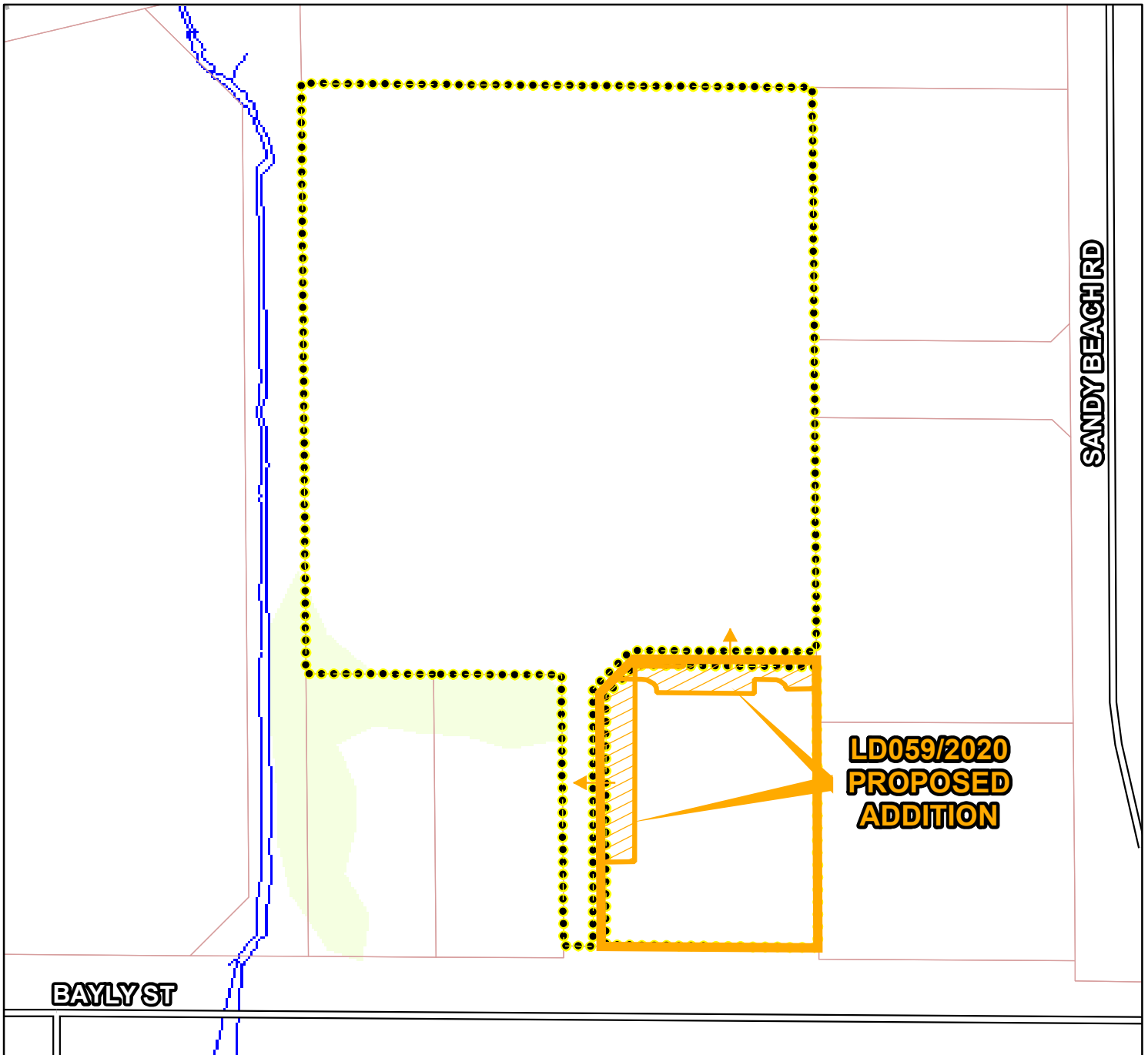
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Conc. 1
City of Pickering

Consent to add a vacant 0.033ha parcel of land and 0.043 ha below grade parcel of land to the parcel to the north, retaining a vacant 0.411 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD059/2020
Nature of Application: Proposed Addition of Land
Municipality: City of Pickering
Address: 1470 and 1474 Bayly Street



Legend



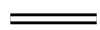
Subject Land



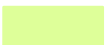
Retained Land



Parcel



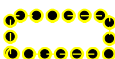
Road



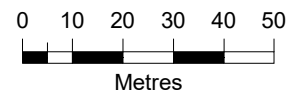
Vegetation



Creek



Benefitting Lands



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20. File: LD 060/2020

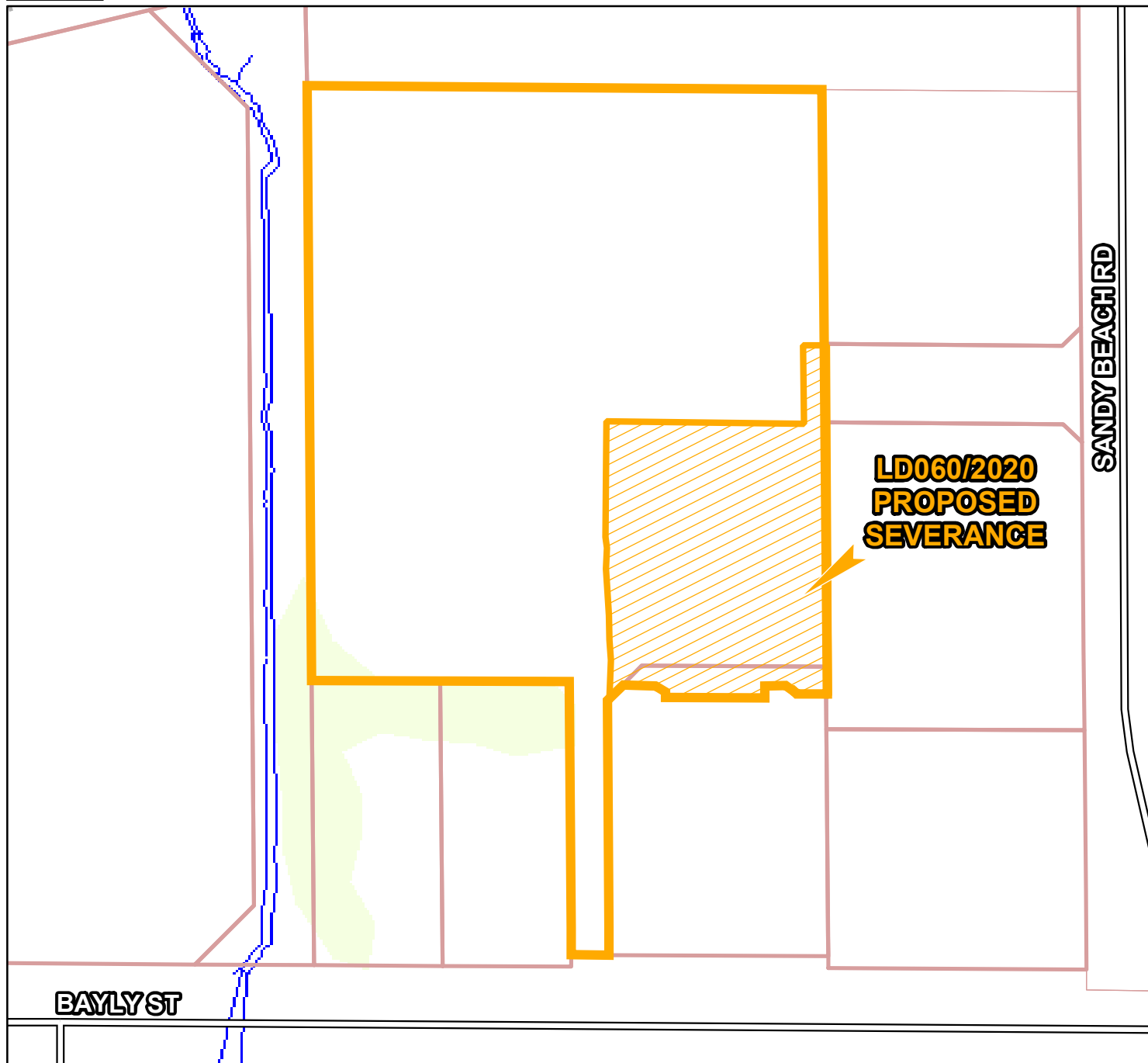
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Conc. 1
City of Pickering

Consent to sever a vacant 0.41 ha parcel of land and 0.0413 ha below grade parcel of land, retaining a vacant 1.678 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD060/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1470 and 1474 Bayly Street



Legend



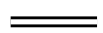
Subject Land



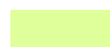
Retained Land



Parcel



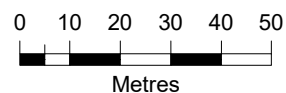
Road



Vegetation



Creek



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21. File: LD 061/2020

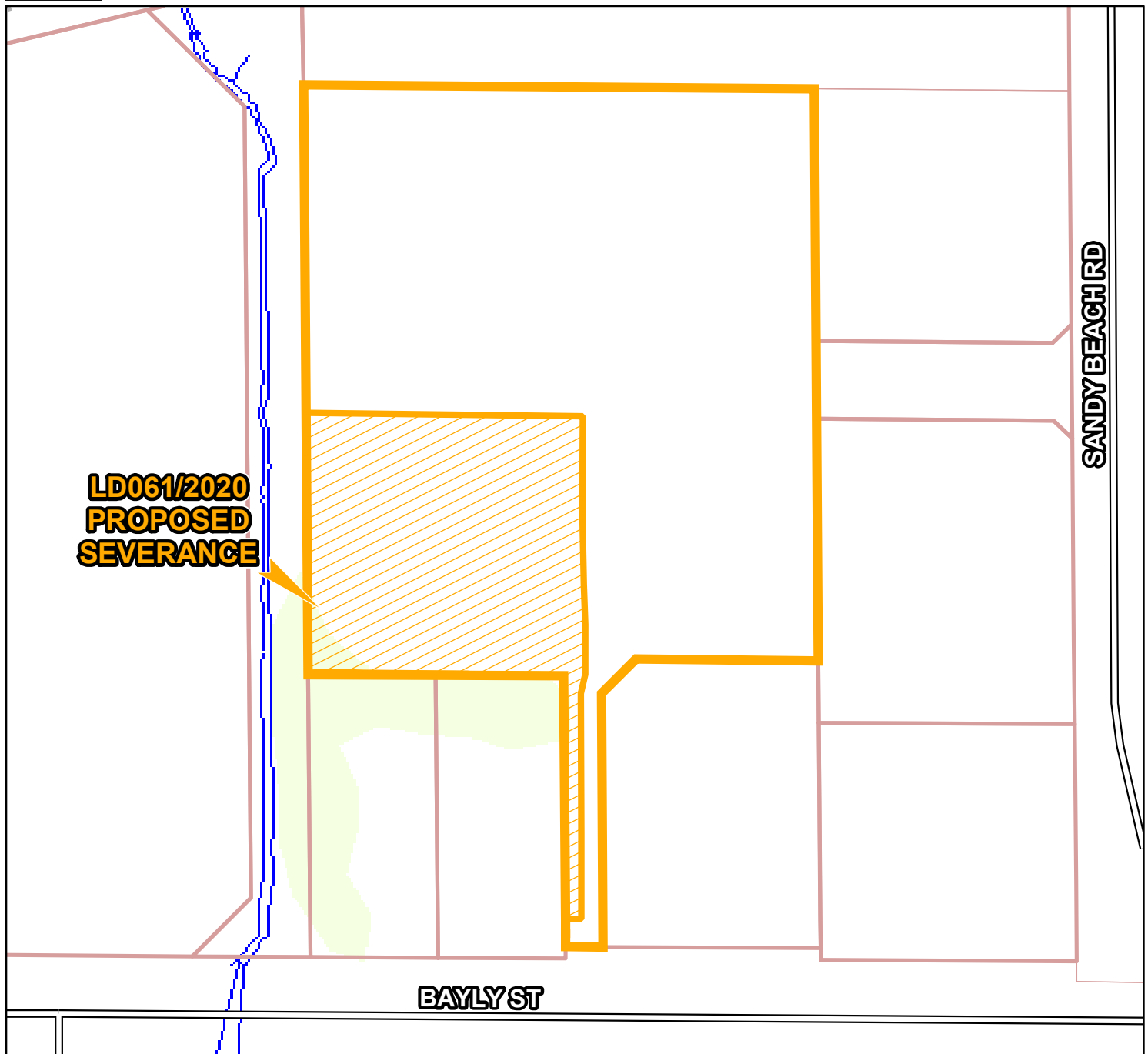
Owner: Unique AT Holding Corporation c/o Steven Warsh
Agent: Weston Consulting
Location: Lot 21, Conc. 1
City of Pickering

Consent to sever a vacant 0.503 ha parcel of land and 0.514 ha below grade parcel of land, retaining a vacant 1.175 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD061/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1470 and 1474 Bayly Street



Legend



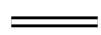
Subject Land



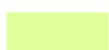
Retained Land



Parcel



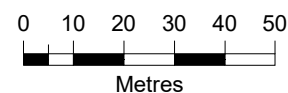
Road



Vegetation



Creek



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22. File: LD 062/2020

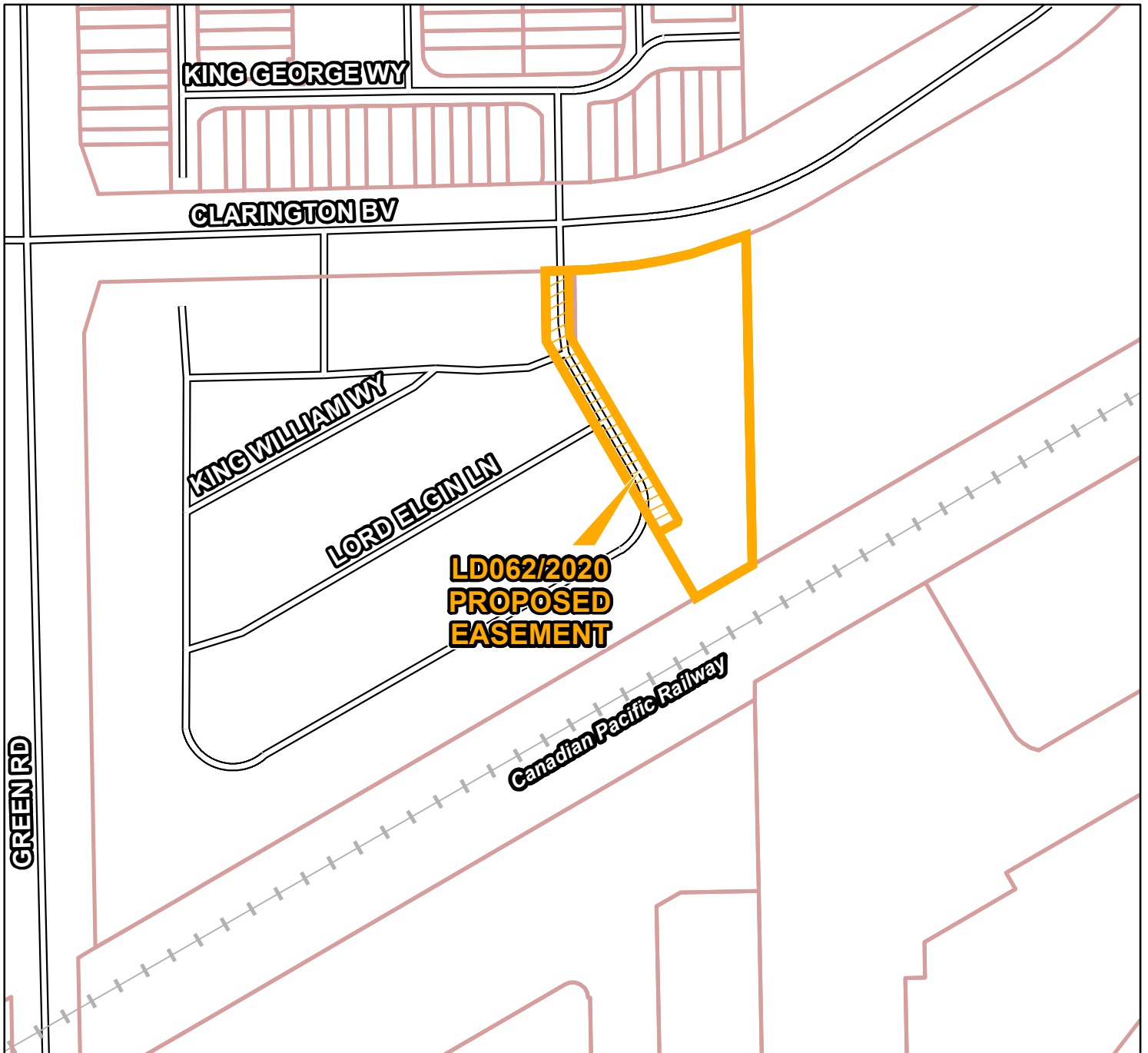
Owner: Pentaco Holdings Inc.
Agent: Candevcon East Limited
Location: Lot Pt Lt 16, Conc. 1
Mun. of Clarington

Consent to grant a 0.064 ha access easement in favour of the land to the west, retaining a vacant 2.401 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD062/2020
Nature of Application: Proposed Easement of Land
Municipality: Township of Clarington
Address: 0 Clarington Boulevard



Legend



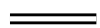
Subject Land



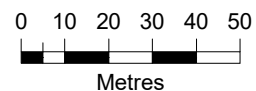
Retained Land



Parcel



Road



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6. Date of Next Meeting: August 17, 2020

7. Adjournment

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