



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, December 07, 2020**

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 November 02, 2020

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

1. File: LD 084/2014

Tabled: December 10, 2018

Owner: Blaauw, Ronald

Blaauw, Norma

Agent: 1370304 Ontario Ltd.

Titlers Professional Corporation

Location: Lot 33, Conc. 3

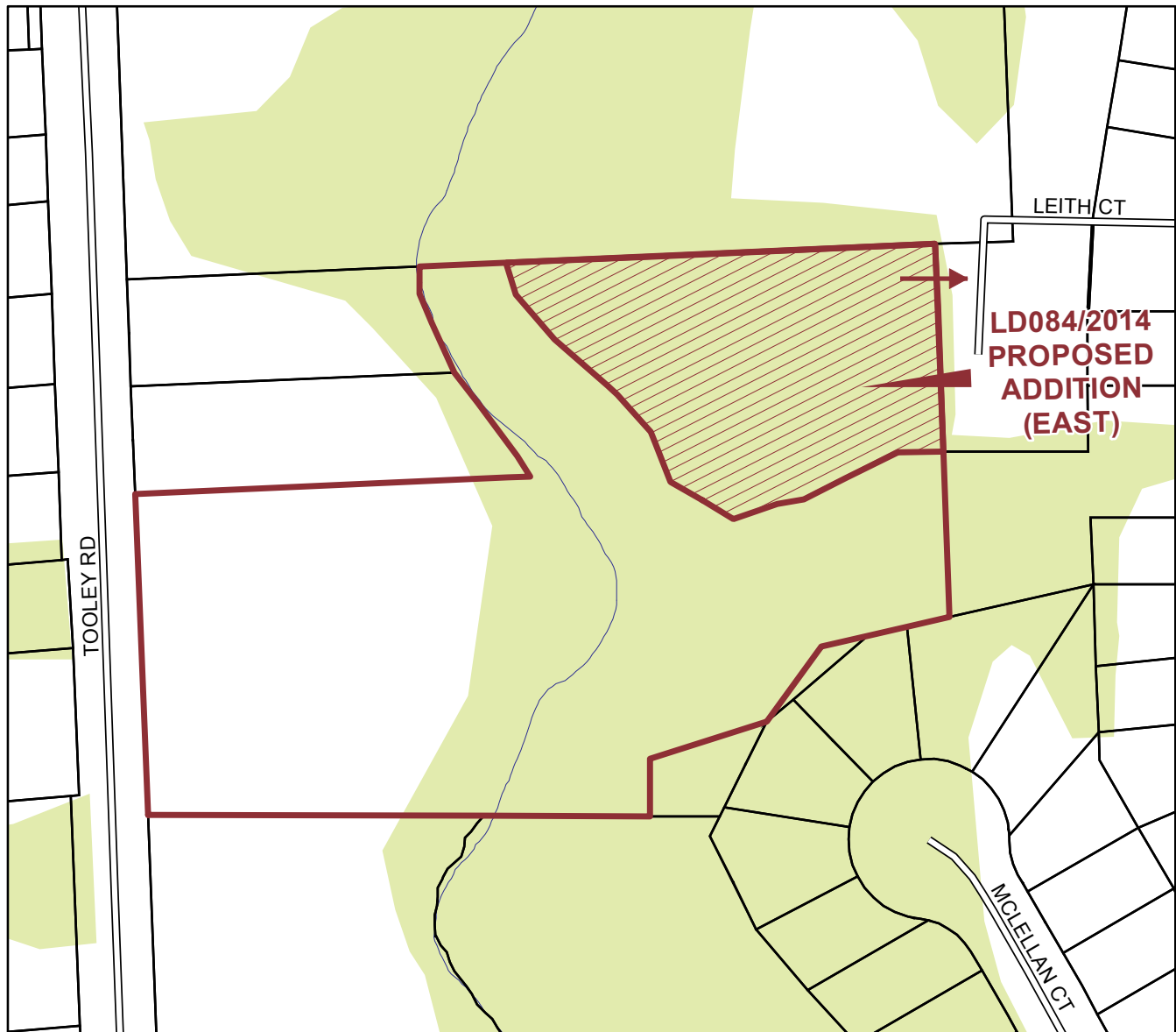
Mun. of Clarington

(former Darlington)

Consent to add a 1.413 hectare vacant residential lot to the east, retaining a 0.195 hectare residential lot with an existing dwelling.

Note: Location Map on next page

Land Division Application No: LD084/2014
Nature of Application: Proposed Addition of Land
Municipality: Municipality of Clarington



Legend



Subject Land



Retained Land



Parcel



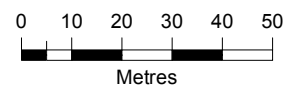
Vegetation



River



Road



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STREET LINE ROAD NETWORK: © DMTI Spatial.

2. File: LD 132/2016

Tabled: December 10, 2018

Owner: Tooley Mills Developments Inc.

Agent: Titlers Professional Corporation

Location: Lot 33, Conc. 3

Mun. of Clarington
(former Darlington)

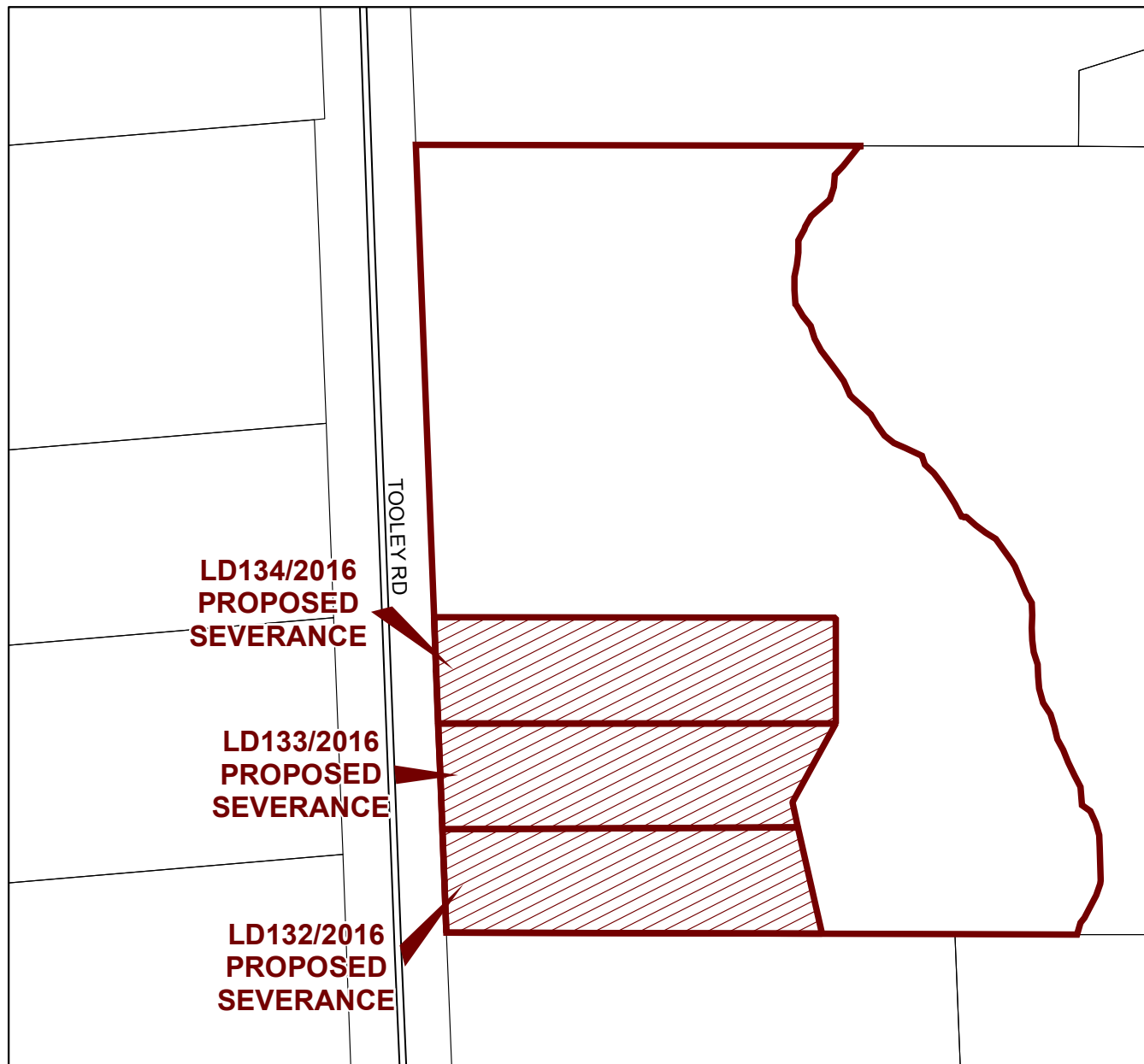
Consent to sever a 1130.91 square metre vacant residential parcel of land, retaining a 10,737.56 square metre residential parcel of land with a dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD132/2016 - 134/2016

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington



Legend



Subject Land



Retained Land



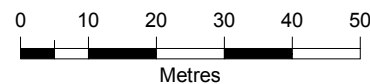
Parcel



Road



River



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STREET LINE ROAD NETWORK: © DMTI Spatial.

3. File: LD 133/2016

Tabled: December 10, 2018

Owner: Tooley Mills Developments Inc.

Agent: Titlers Professional Corporation

Location: Lot 33, Conc. 3

Mun. of Clarington

(former Darlington)

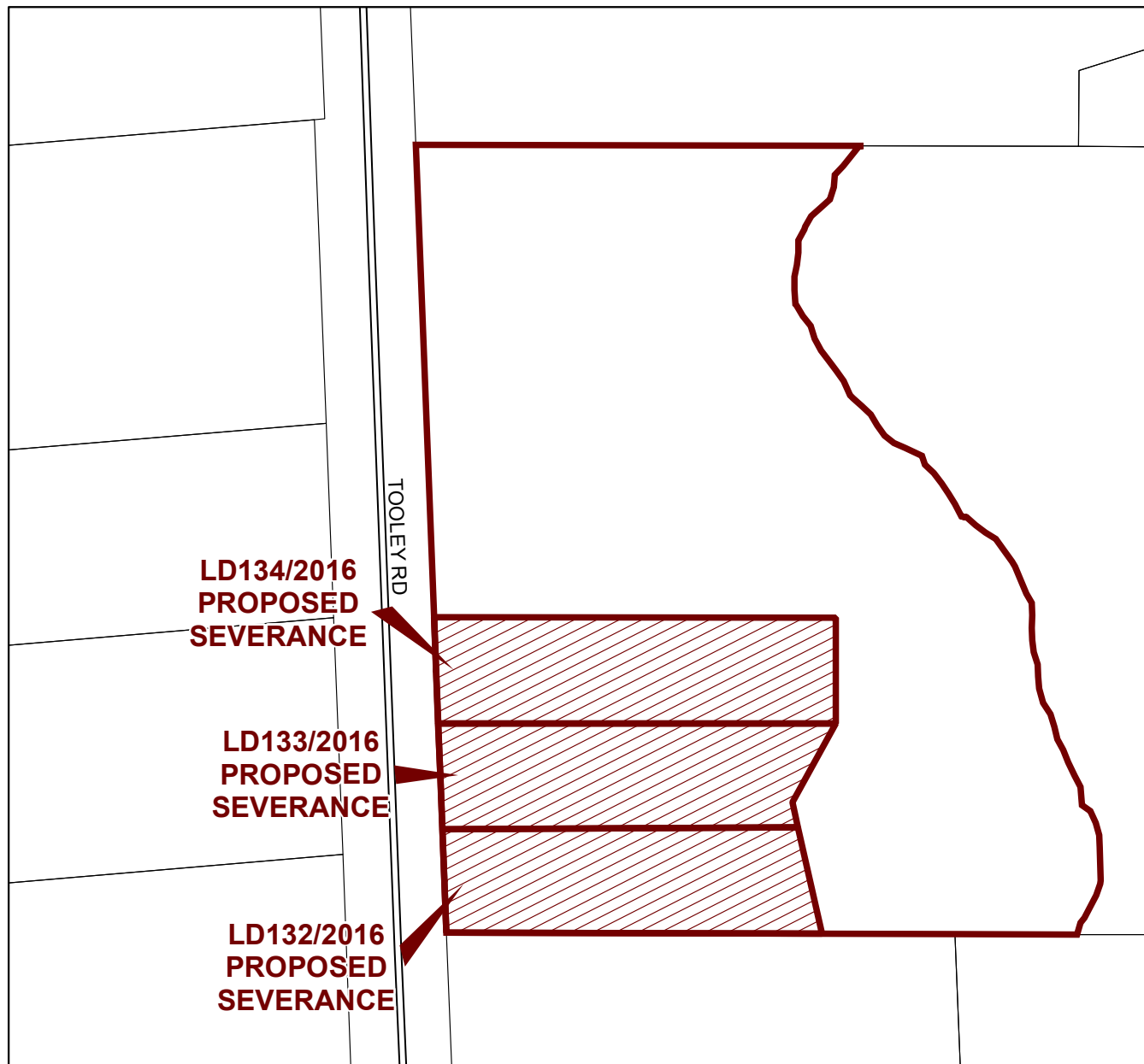
Consent to sever a 1137.83 square metre vacant residential parcel of land, retaining a 10,730.64 square metre residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD132/2016 - 134/2016

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington



Legend



Subject Land



Retained Land



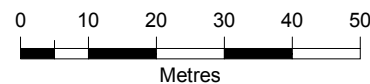
Parcel



Road



River



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STREET LINE ROAD NETWORK: © DMTI Spatial.

4. File: LD 134/2016

Tabled: December 10, 2018

Owner: Tooley Mills Developments Inc.

Agent: Titlers Professional Corporation

Location: Lot 33, Conc. 3

Mun. of Clarington

(former Darlington)

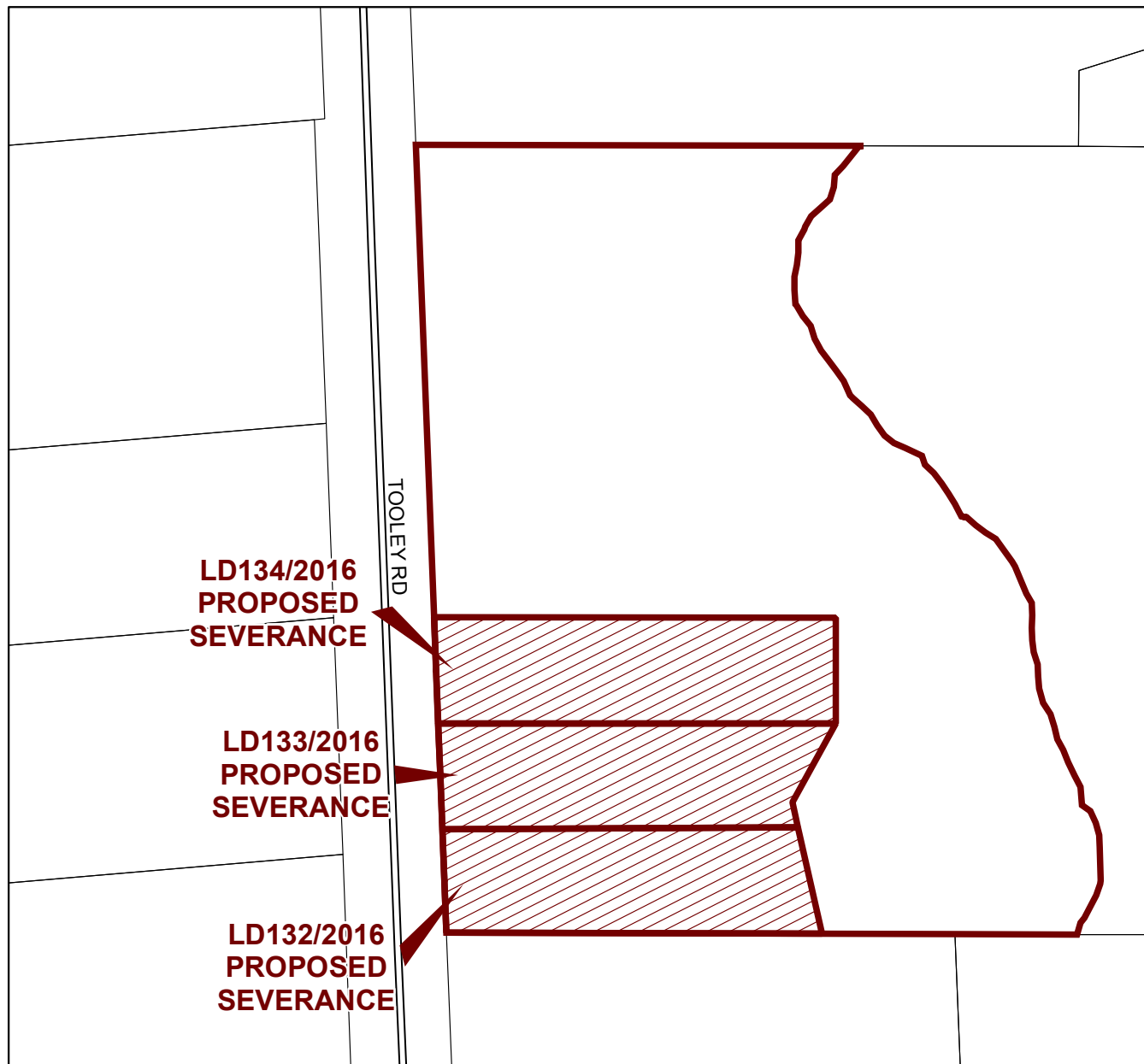
Consent to sever a 1237.73 square metre vacant residential parcel of land, retaining a 10,630.74 square metre residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD132/2016 - 134/2016

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington



Legend



Subject Land



Retained Land



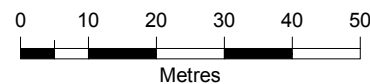
Parcel



Road



River



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5. File: LD 150/2018

Tabled: December 10, 2018

Owner: Lowrie, James Christopher

Lowrie, Elisabeth

Agent: Lowrie, James Christopher

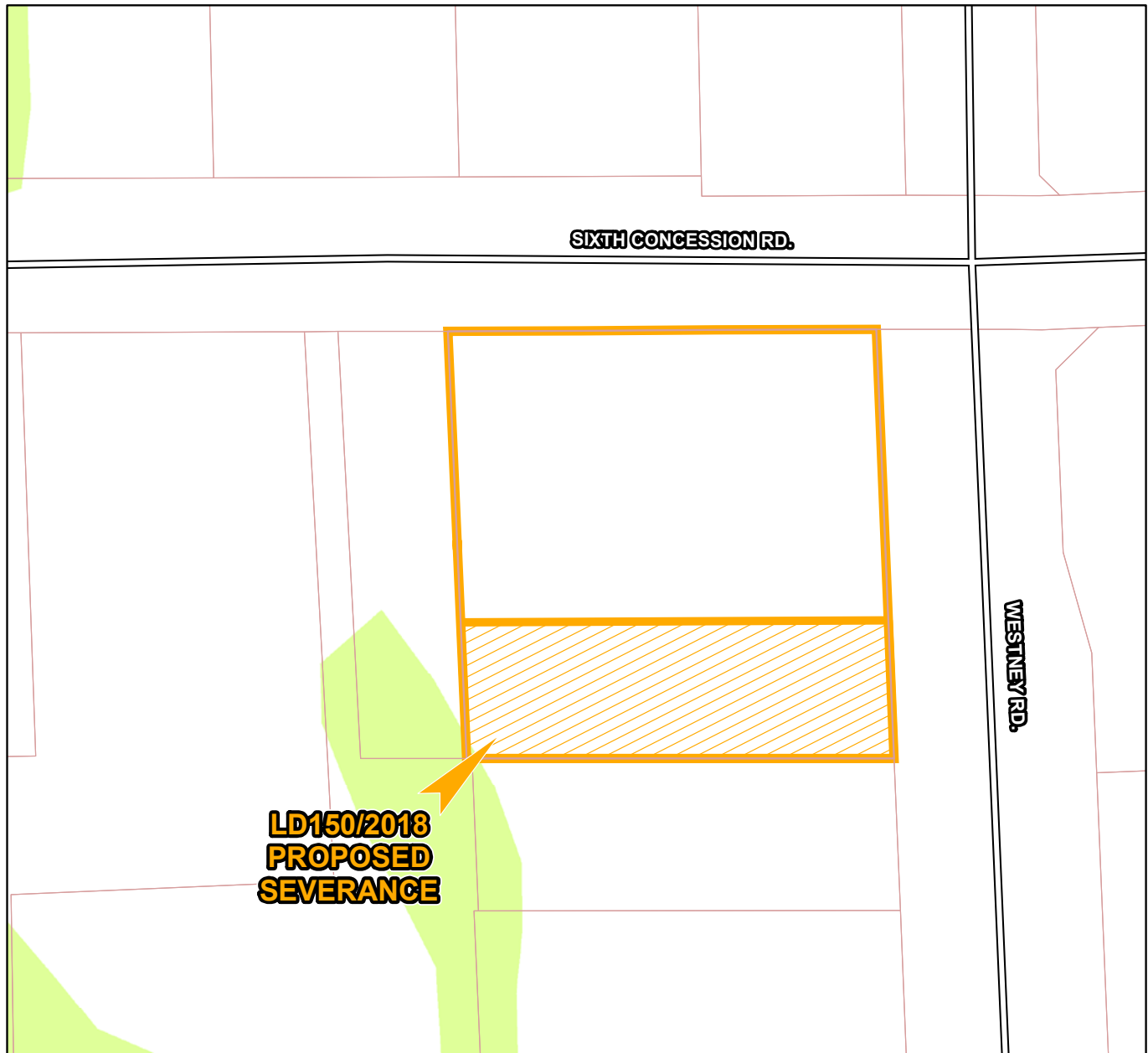
Location: Lot 10 & 11, Conc. 5

City of Pickering






Consent to sever a vacant 1,602.2 m² hamlet lot, retaining a 2,505.5 m² parcel of land with an existing dwelling.

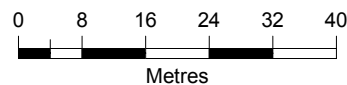
Note: Location Map on next page

Land Division Application No: LD150/2018
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 3600 Westney Road - Greenwood



Legend

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



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6. File: LD 086/2020

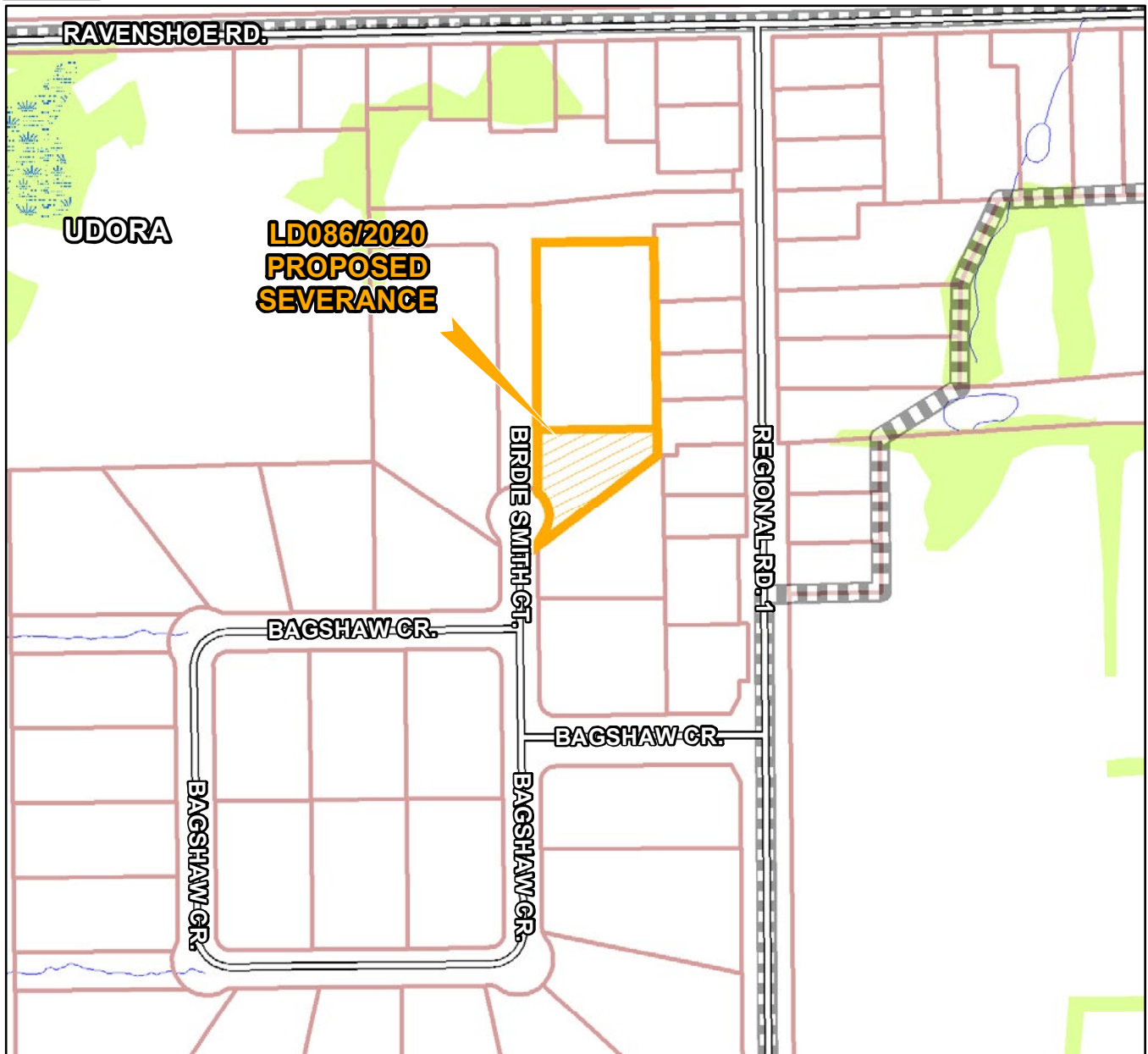
Owner: Capris Investments Inc.
Agent: HBR Planning Centre
Location: Lot 34 & 35, Conc. 6
Twp. of Uxbridge

Consent to sever a vacant 3,010 m² residential parcel of land, retaining a 8,247 m² residential parcel of land.









Note: Location Map on next page

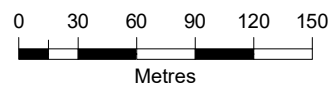


Land Division Application No: LD086/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: Birdie Smith Court (no number assigned)



Legend

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



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7. File: LD 087/2020

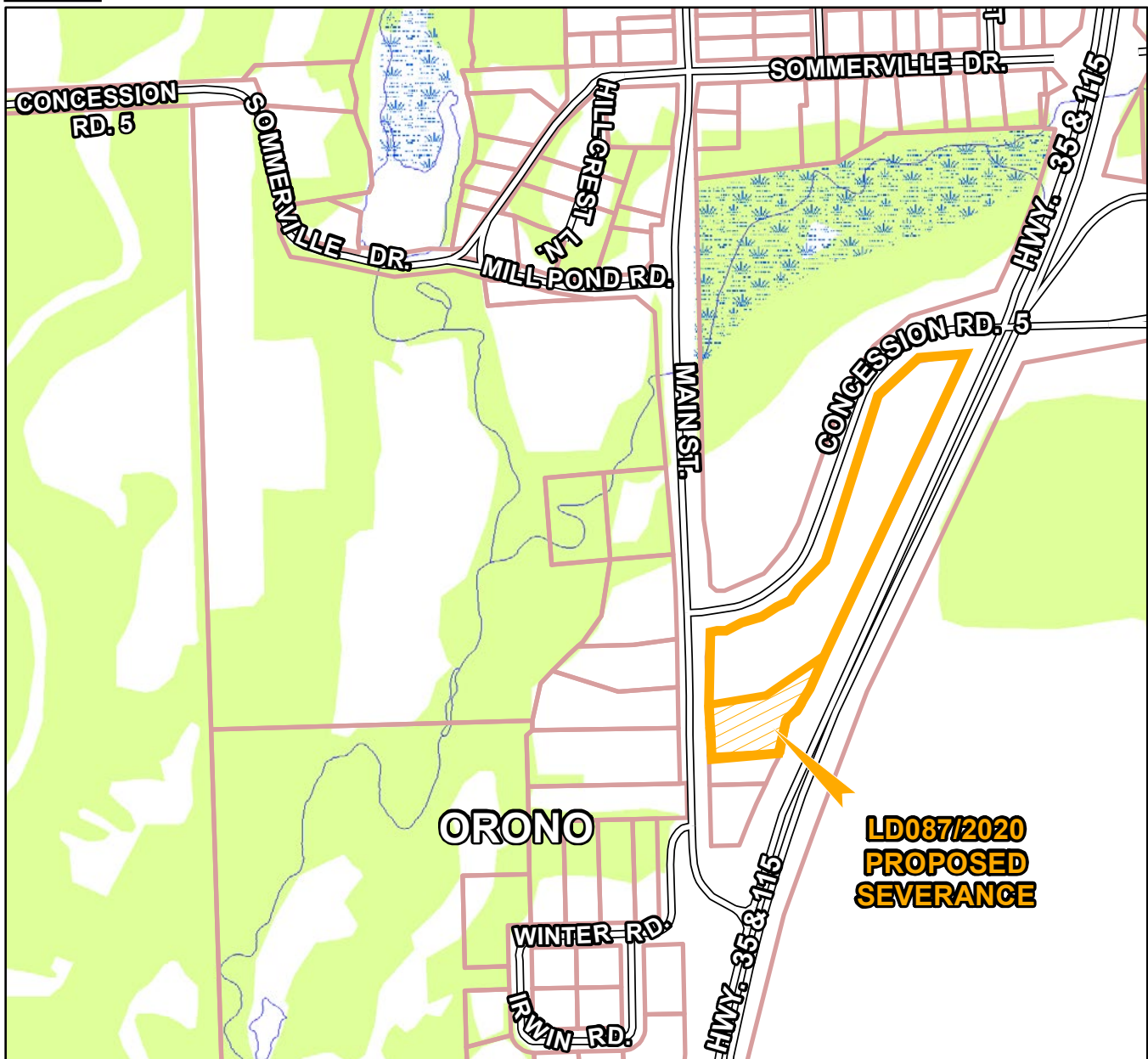
Owner: Weiss, Brent & Sharon
Location: Lot 28, Conc. 4
Mun. of Clarington

Consent to sever a vacant 4,000 m² residential parcel of land retaining a 20,872 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD087/2020
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 4775 Main Street - Orono



Legend



Subject Land



Retained Land



Parcel



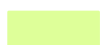
Road



Wetland



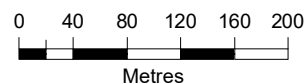
Creek



Vegetation



Lake/Pond/River



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8. File: LD 088/2020

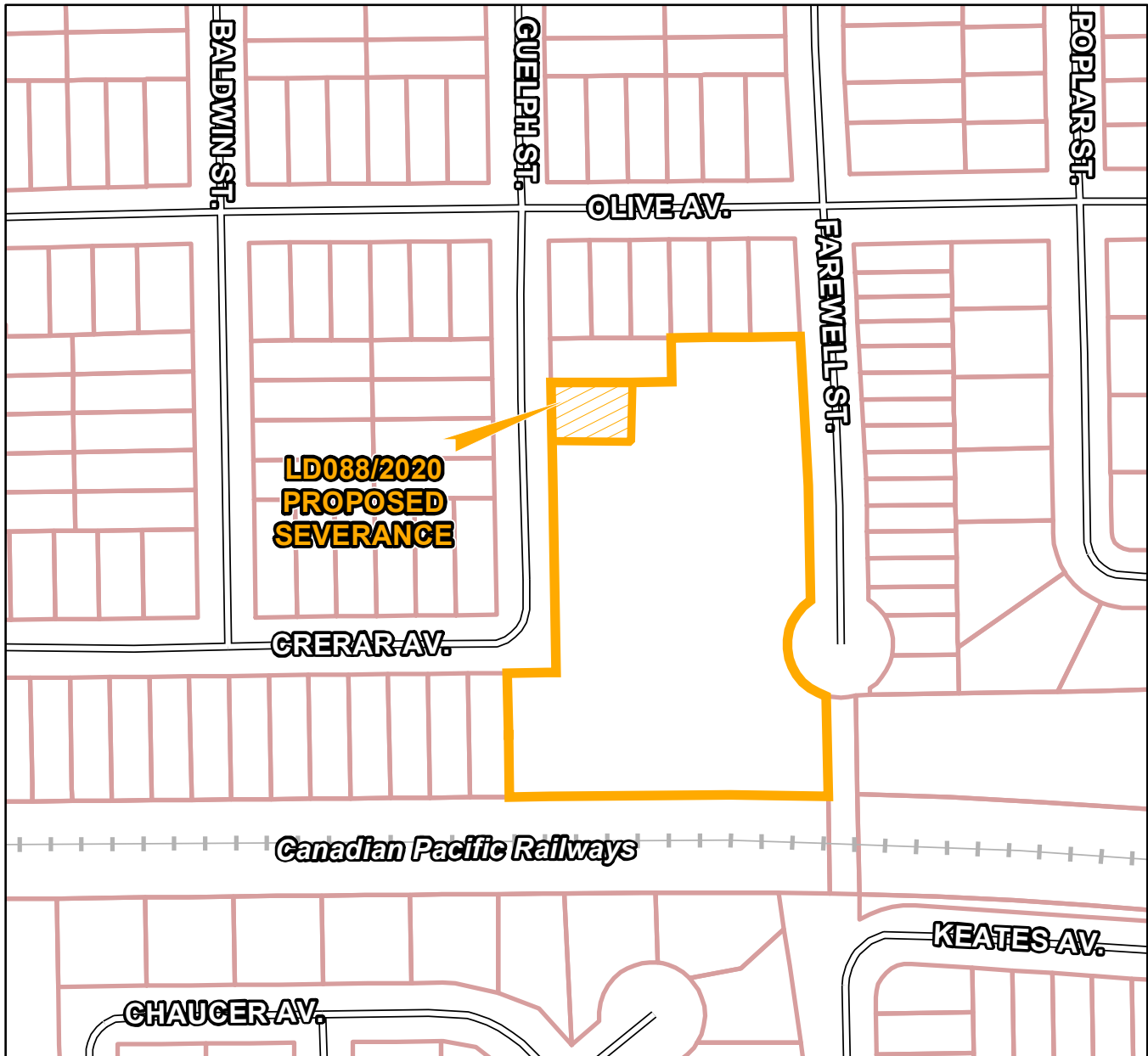
Owner: The Pentecostal Assemblies of Canada
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lt 6, Conc. 1
City of Oshawa

Consent sever a 551.7 m² institutional parcel of land with an existing dwelling, retaining a 13,409.6 m² institutional parcel of land with an existing place of worship.

Note: Location Map on next page



Land Division Application No: LD088/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 374 Farewell Street



Legend



Subject Land



Retained Land



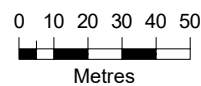
Parcel



Road



Railway



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9. File: LD 089/2020

Owner: Wenzel International Inc. C/o Croven Crystal

Agent: D.G. Biddle & Associates Limited

Location: Lot 27 & 28, Conc. 2

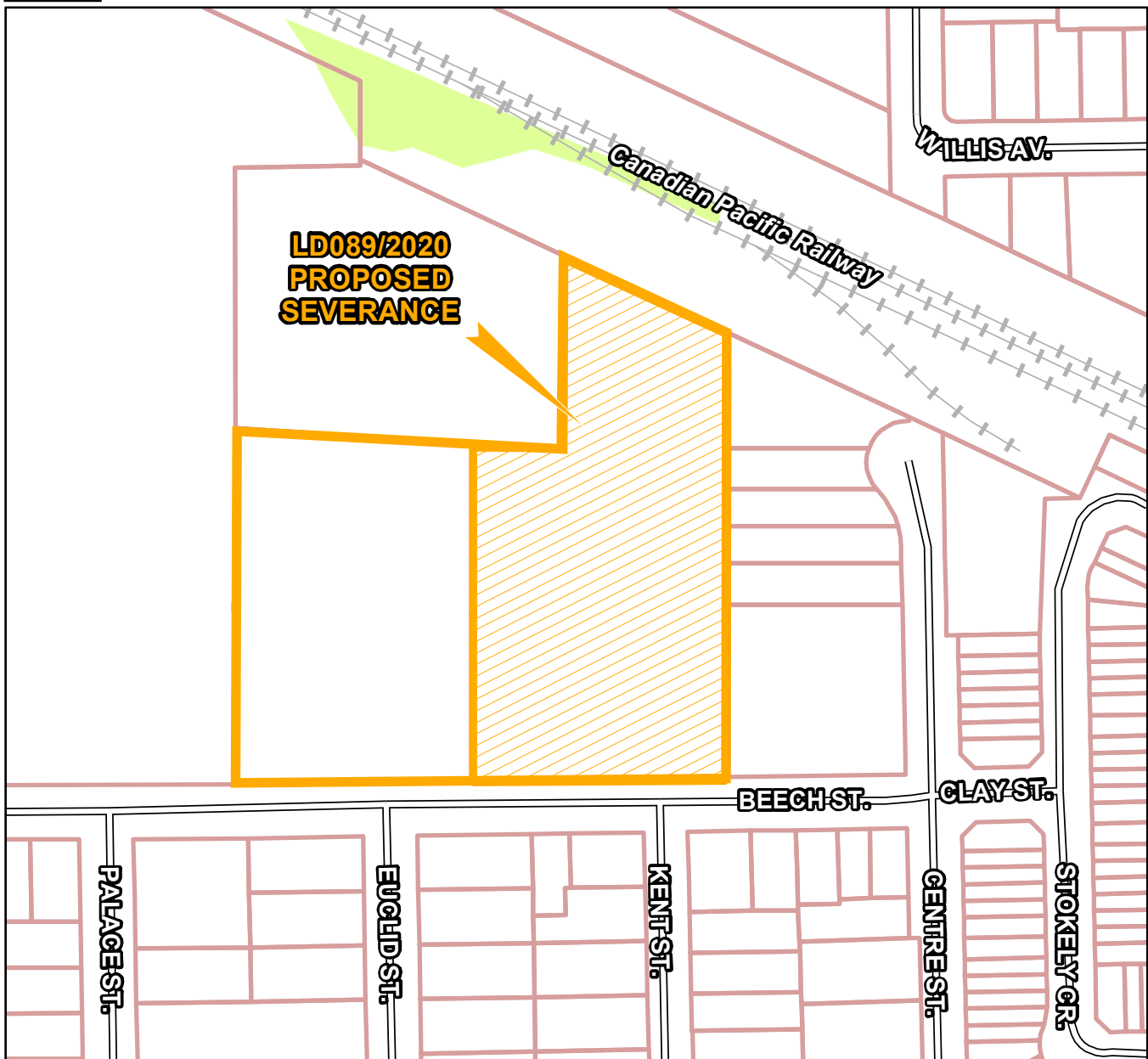
Town of Whitby

Consent to sever a 1.5 ha industrial parcel of land, retaining a 1.1 ha industrial parcel of land.







Note: Location Map on next page

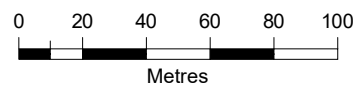


Land Division Application No: LD089/2020
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 500 Beech Street West



Legend

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



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10. File: LD 090/2020

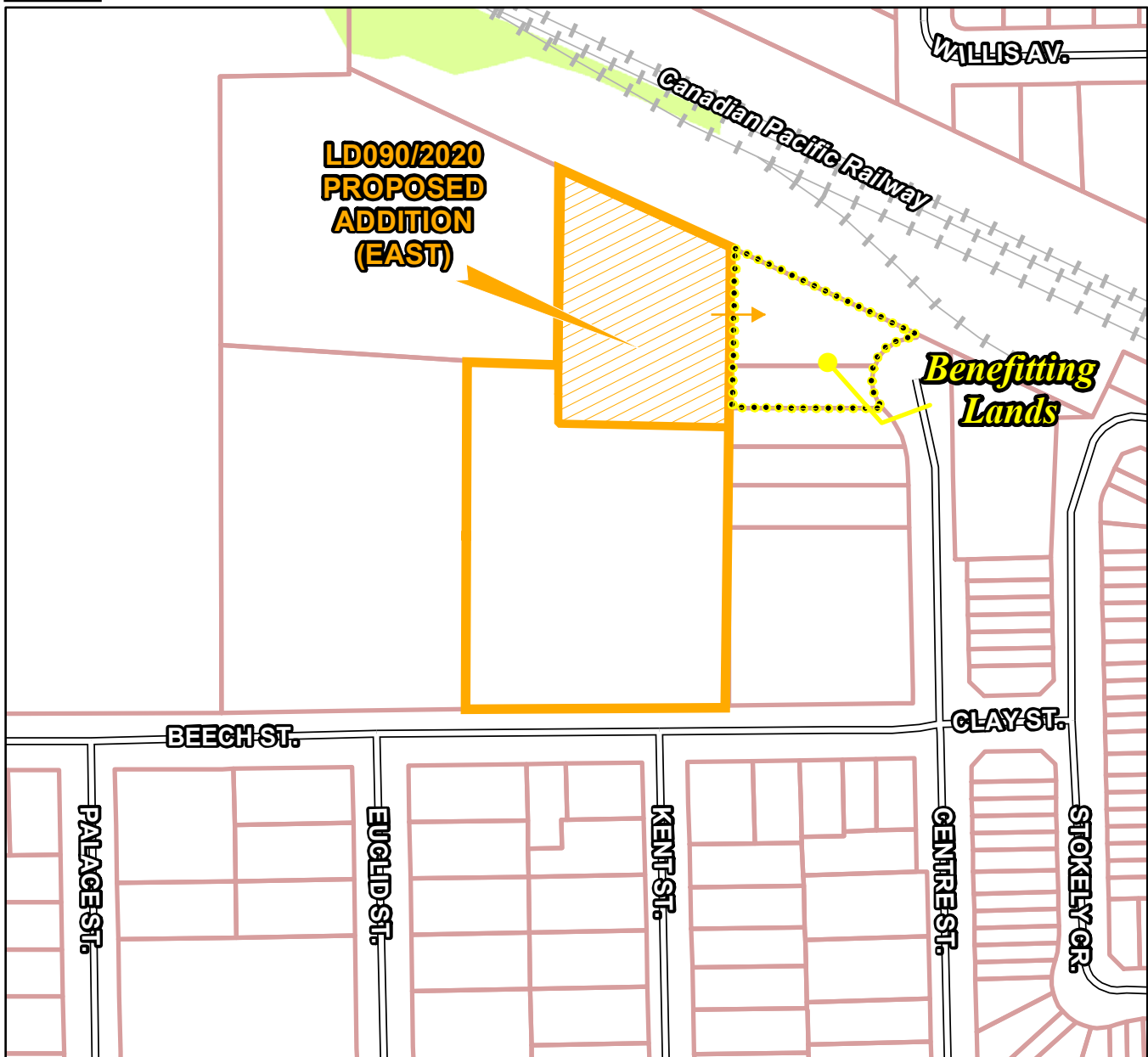
Owner: Wenzel International Inc. C/o Croven Crystal
Agent: D.G. Biddle & Associates Limited
Location: Lot 27 & 28, Conc. 2
Town of Whitby

Consent to add a vacant 0.5 ha industrial parcel of land to the east, retaining a 0.6 ha industrial parcel of land.





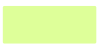


Note: Location Map on next page

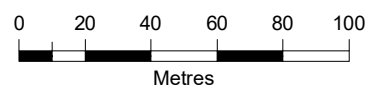


Land Division Application No: LD090/2020
Nature of Application: Proposed Addition of Land
Municipality: Town of Whitby
Address: 500 Beech Street West



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Vegetation |  Railway |
|  Benefitting Lands | |



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11. File: LD 091/2020

Owner: St. George's memorial Anglican Church
Agent: D.G. Biddle & Associates Limited
Location: Lot 11, Conc. 1
City of Oshawa

Consent to sever a 2,526.9 m² industrial parcel of land, retaining a 3,039 m² industrial parcel of land.

This applicant includes easement.




Note: Location Map on next page

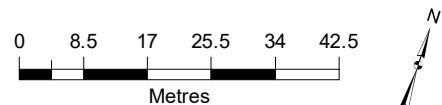


Land Division Application No: LD091/2020
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 51 Centre Street South



Legend

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



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12. File: LD 092/2020

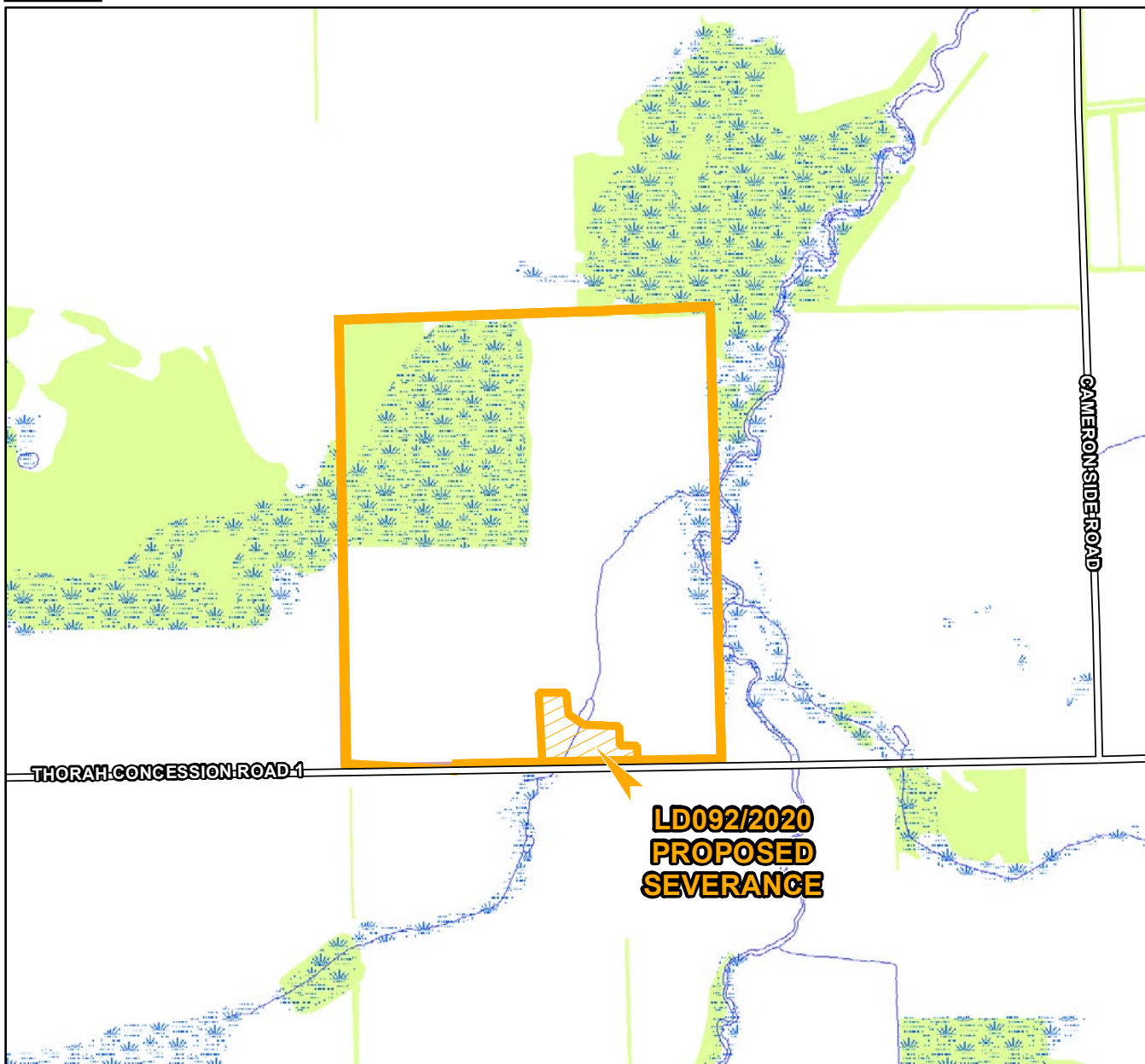
Owner: Holder, Edward
Agent: Clark Consulting Services
Location: Lot 9, Conc. 1
Twp. of Brock

Consent to sever a 0.97 ha farm related rural residential parcel of land with an existing dwelling, retaining a 43.33 ha agricultural parcel of land.









Note: Location Map on next page

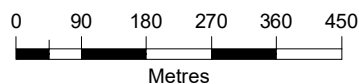


Land Division Application No: LD092/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: C1565 Thorah Concession Road 1 - Beaverton



Legend

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



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13. File: LD 093/2020

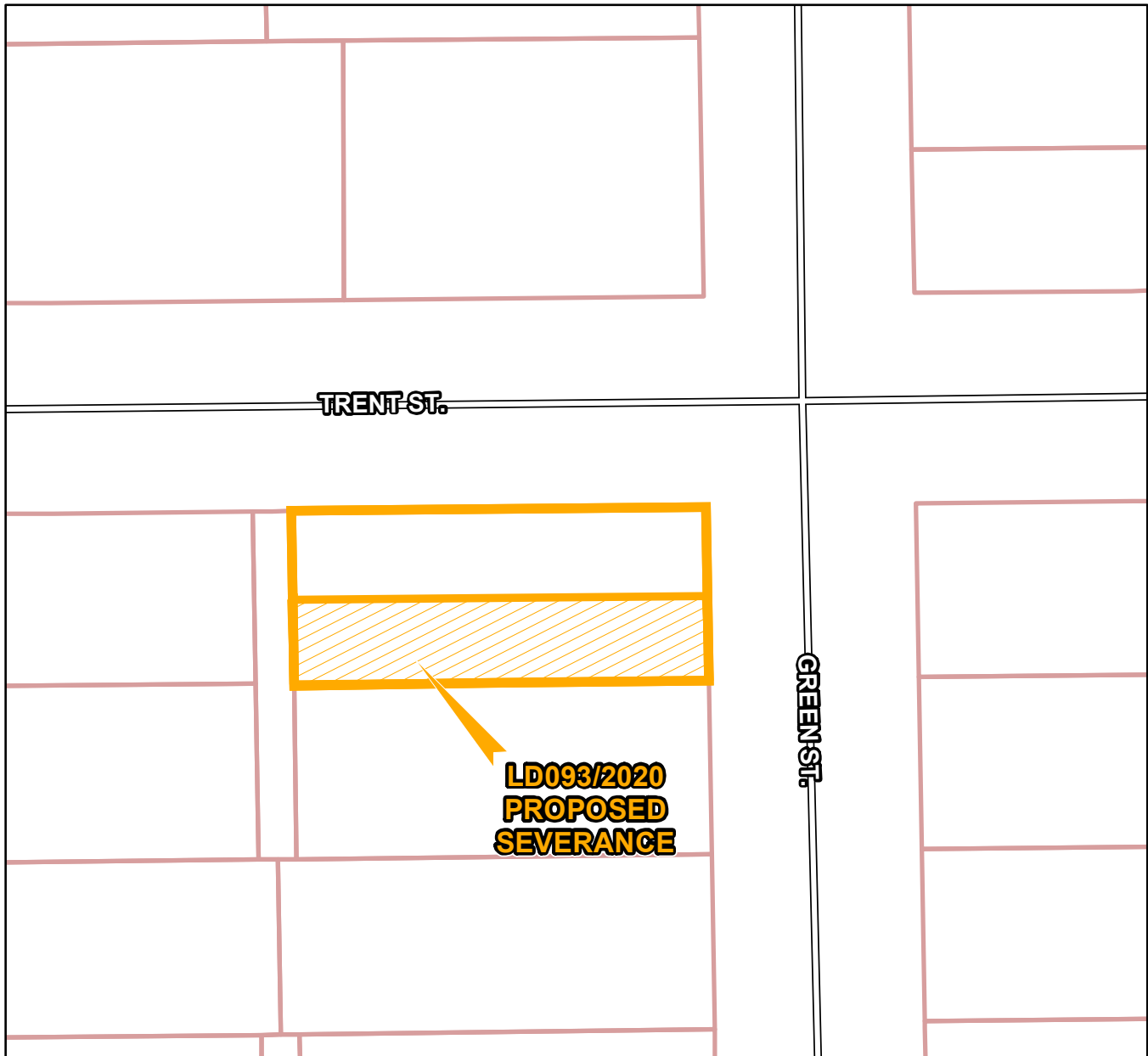
Owner: Koukidis, Tom
Agent: Koukidis, John
Location: Lot 3 & 4, Conc. 7
Town of Whitby

Consent to sever a vacant 320 m² residential parcel of land, retaining a vacant 336.3 m² parcel of land.

Note: Location Map on next page



Land Division Application No: LD093/2020
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 700 Green Street



Legend



Subject Land



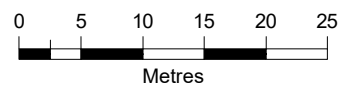
Retained Land



Parcel



Road



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14. File: LD 094/2020

Owner: Canadian Microwave Inc.

Agent: Bruner, Dennis

Location: Lot 7, Conc. 10

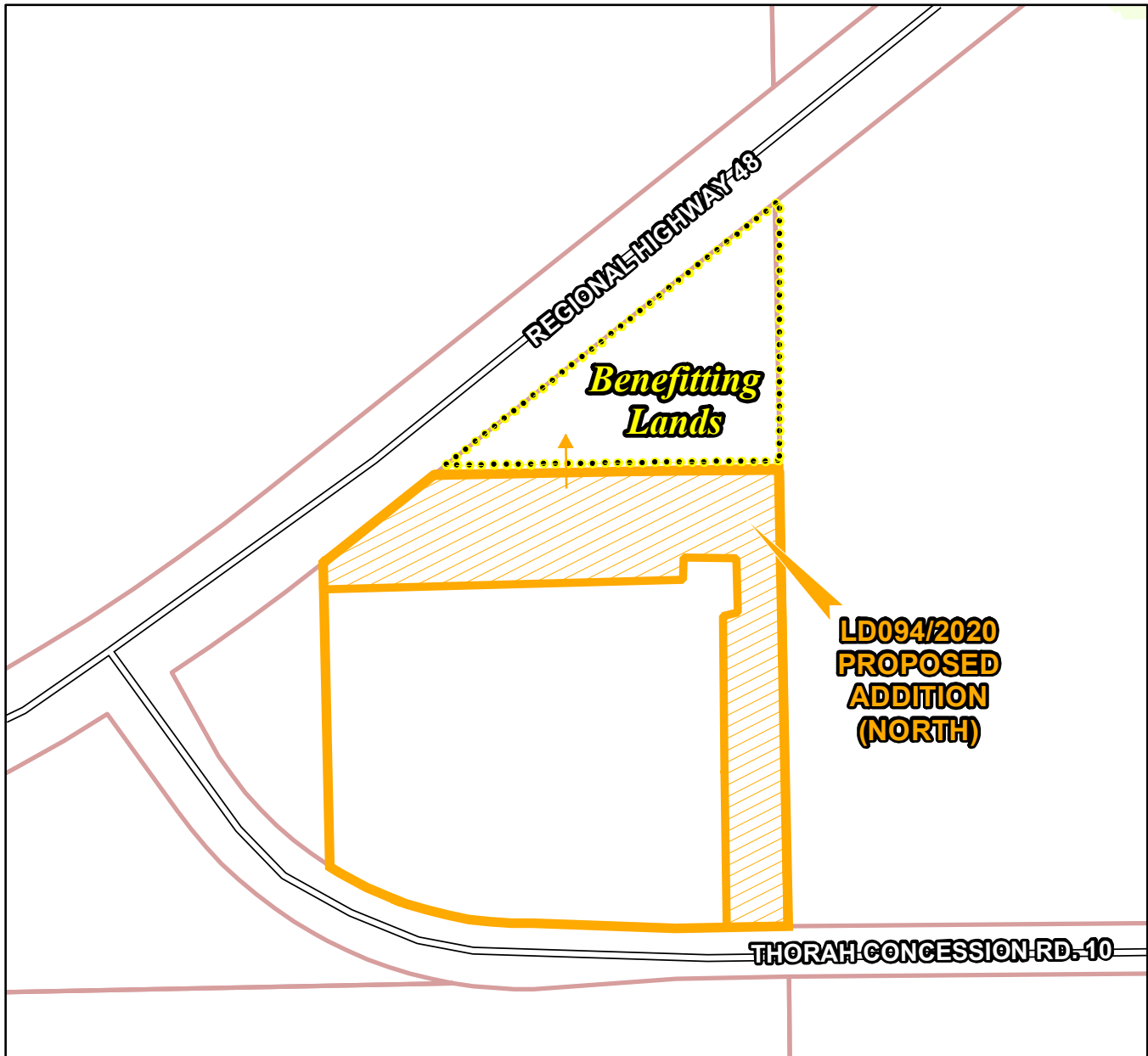
Twp. of Brock

Consent to add a vacant 9,089 m² parcel of land to the north, retaining a 20,732 m² parcel of land.






Note: Location Map on next page

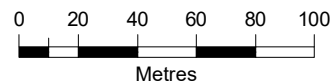


Land Division Application No: LD094/2020
Nature of Application: Proposed Addition of Land
Municipality: Township of Brock
Address: Not Applicable - Part of Lot 7 Concession 10 (Former Thorah)



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Benefitting Lands | |



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15. File: LD 095/2020

Owner: 1466098 Ontario Limited

Agent: GHD

Location: Lot 30 & 31, Conc. 3

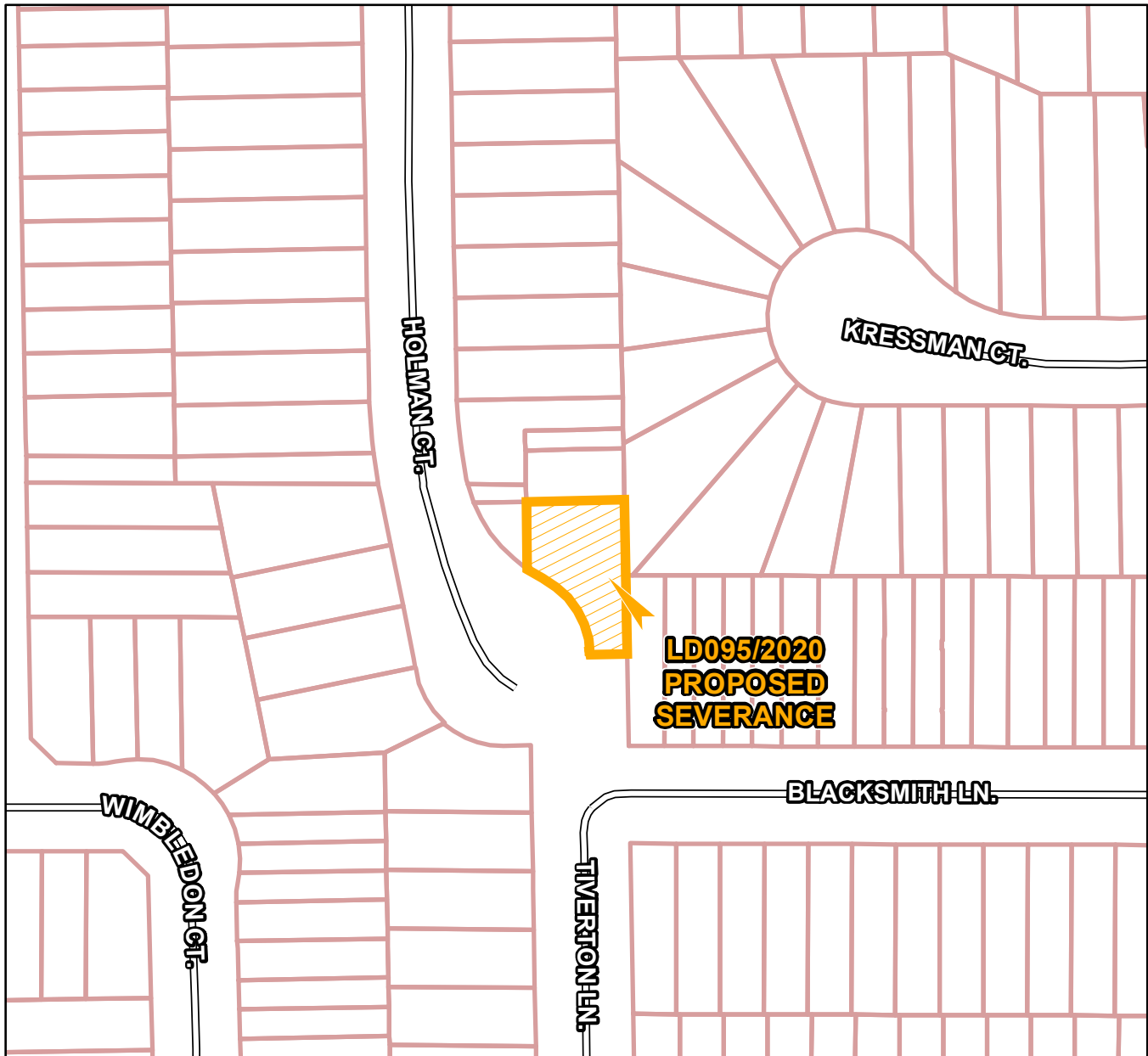
Town of Whitby

Consent to sever a vacant 0.48 ha residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD095/2020
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: Holman Court



Legend



Subject Land



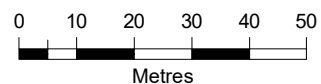
Retained Land



Parcel



Road



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16. File: LD 096/2020

Owner: 1466098 Ontario Limited

Agent: GHD

Location: Lot 30 & 31, Conc. 3

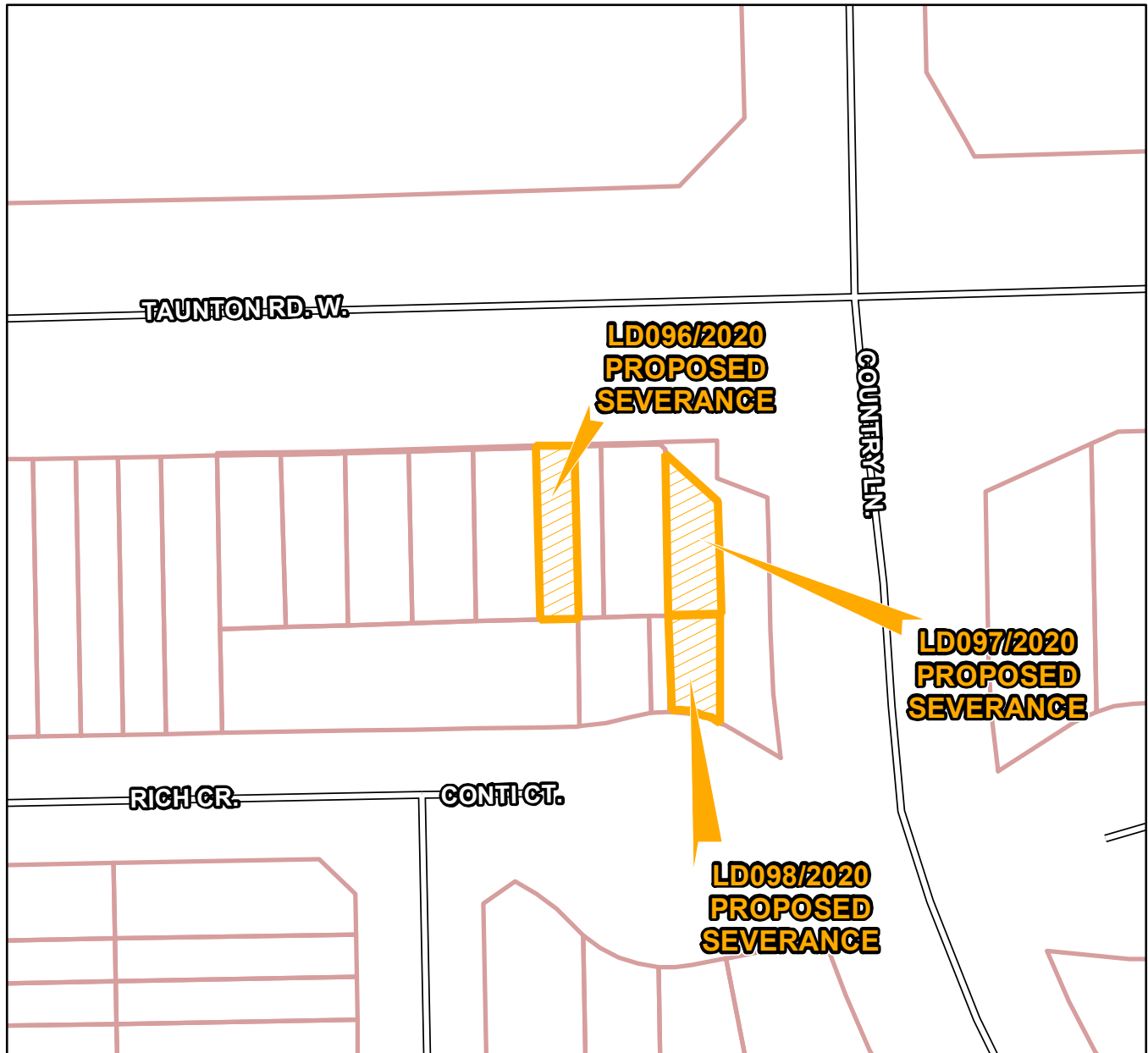
Town of Whitby

Consent to sever a vacant 0.11 ha residential parcel of land for future development.

Note: Location Map on next page



Land Division Application Nos: LD096/2020, LD097/2020 and LD098/2020
Nature of Application: Proposed Severances of Land
Municipality: Town of Whitby
Address: 535 Taunton Road West



Legend

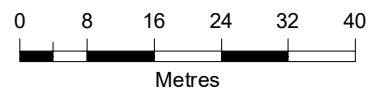


Subject Land



Parcel

== Road



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17. File: LD 097/2020

Owner: 1466098 Ontario Limited

Agent: GHD

Location: Lot 30 & 31, Conc. 3

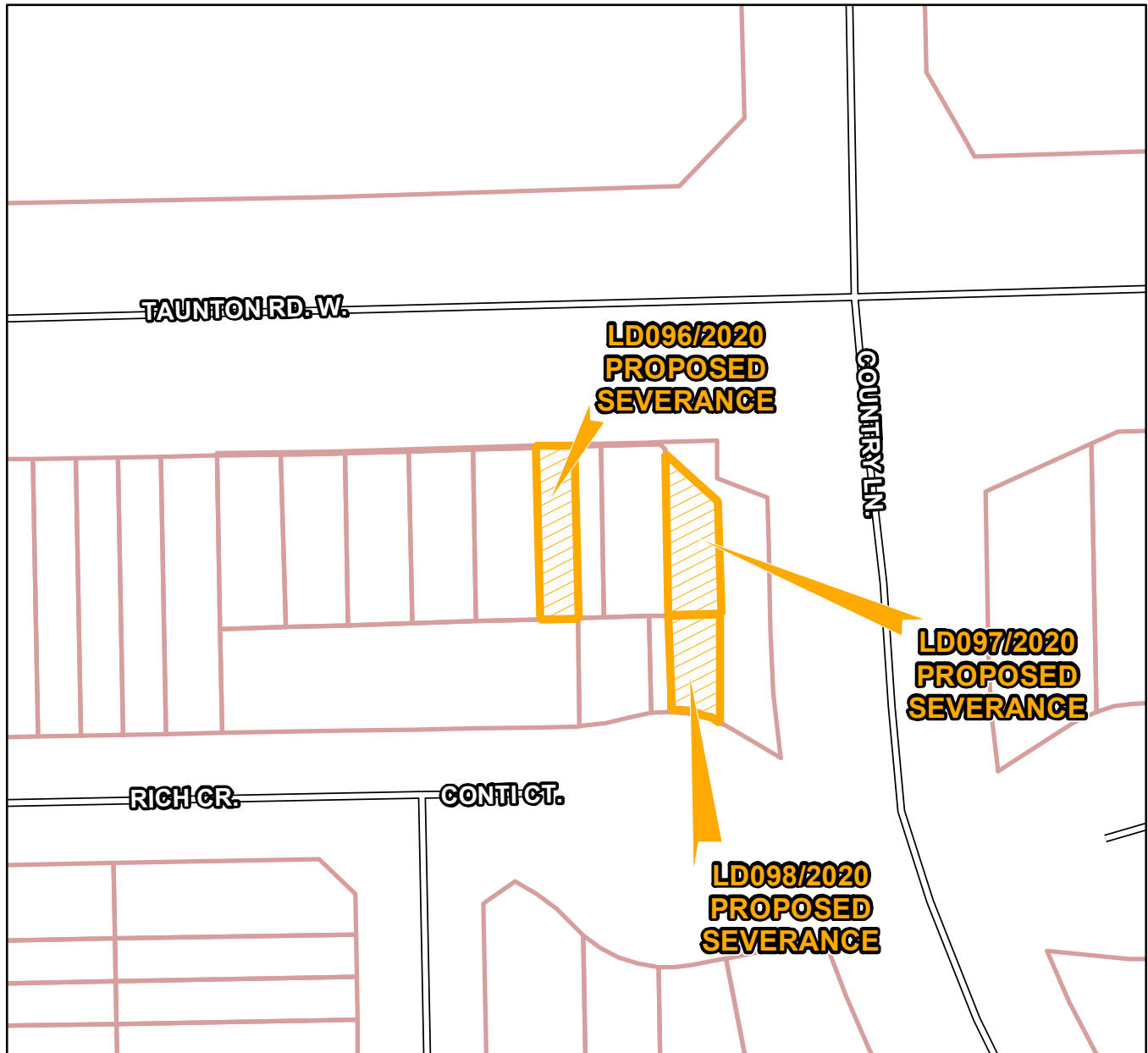
Town of Whitby

Consent to sever a vacant 0.015 ha residential parcel of land for future development.

Note: Location Map on next page



Land Division Application Nos: LD096/2020, LD097/2020 and LD098/2020
Nature of Application: Proposed Severances of Land
Municipality: Town of Whitby
Address: 535 Taunton Road West



Legend

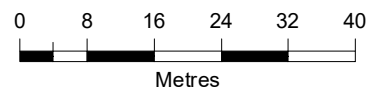


Subject Land

== Road



Parcel



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18. File: LD 098/2020

Owner: 1466098 Ontario Limited

Agent: GHD

Location: Lot 30 & 31, Conc. 3

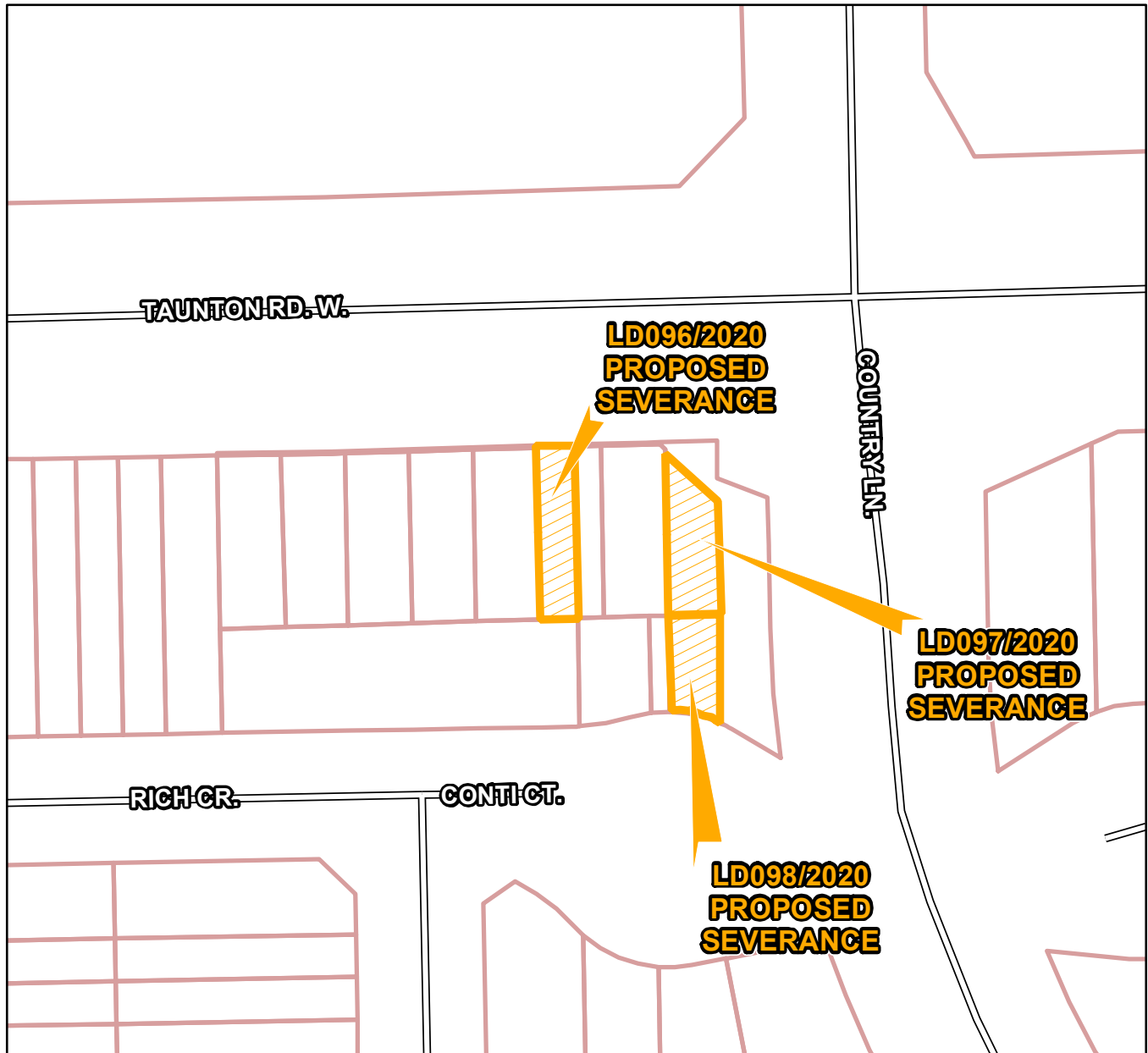
Town of Whitby

Consent to sever a vacant 0.013 ha residential parcel of land for future development.

Note: Location Map on next page



Land Division Application Nos: LD096/2020, LD097/2020 and LD098/2020
Nature of Application: Proposed Severances of Land
Municipality: Town of Whitby
Address: 535 Taunton Road West



Legend

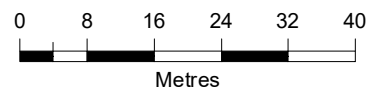


Subject Land

== Road



Parcel



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19. File: LD 099/2020

Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 334 m² residential parcel of land, retaining a 1,315 m² residential parcel of land.

Note: Location Map on next page

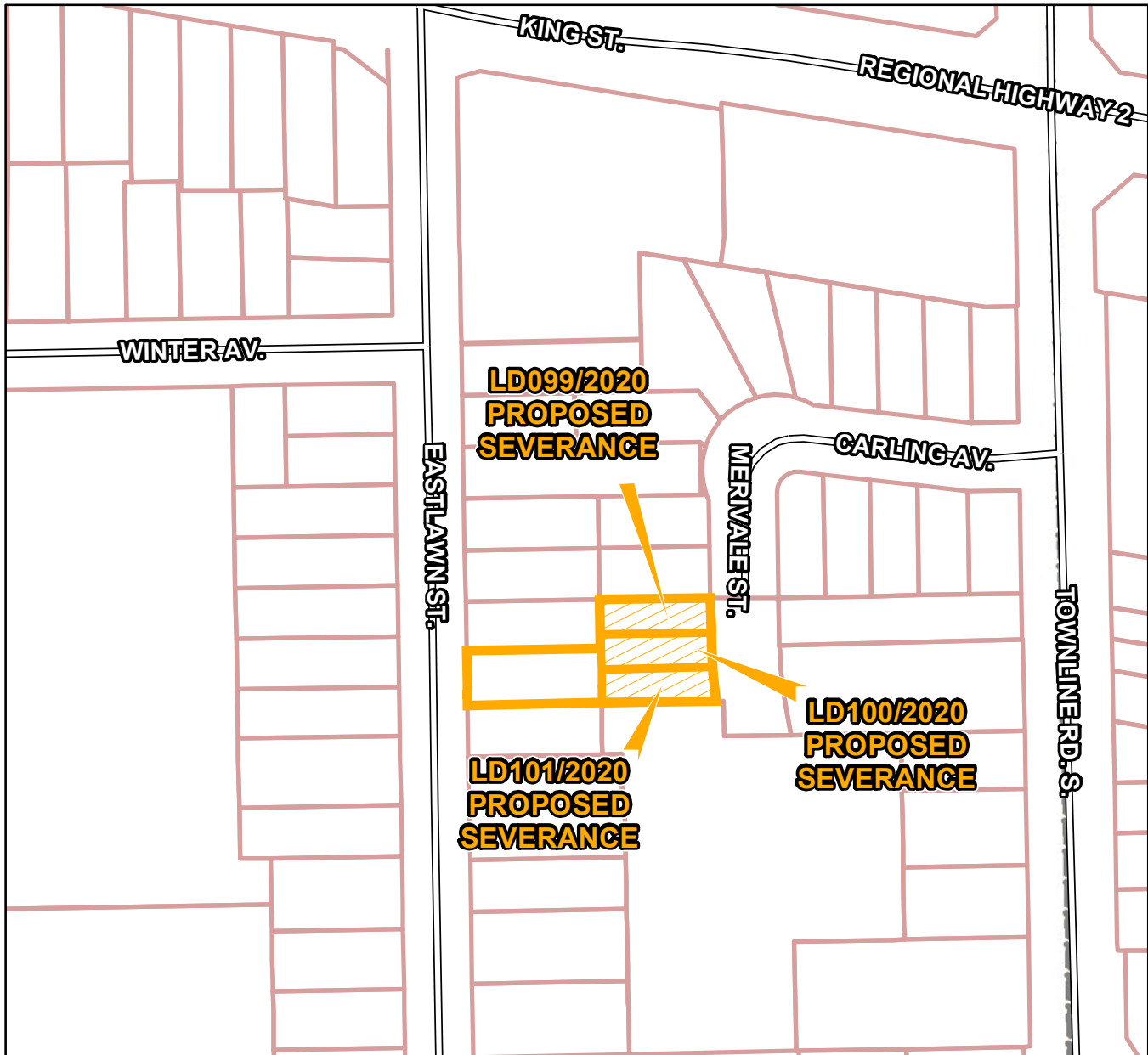


Land Division Application Nos: LD099/2020, LD100/2020 and LD101/2020

Nature of Application: Proposed Severances of Land

Municipality: City of Oshawa

Address: 67 Eastlawn Street



Legend



Subject Land



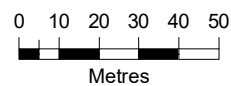
Retained Land



Parcel



Road



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20. File: LD 100/2020

Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 335 m² residential parcel of land, retaining a 980 m² residential parcel of land.

Note: Location Map on next page

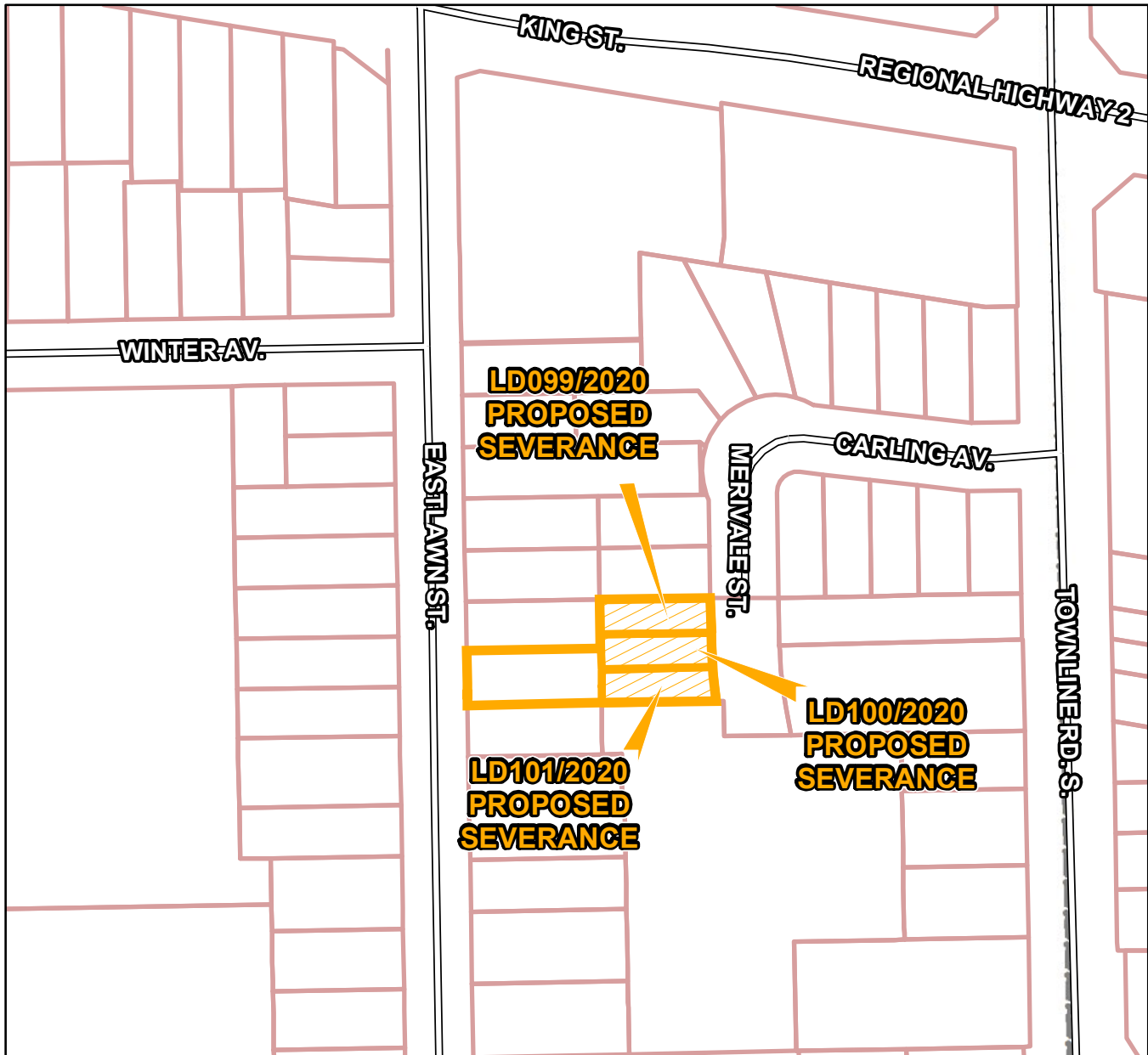


Land Division Application Nos: LD099/2020, LD100/2020 and LD101/2020

Nature of Application: Proposed Severances of Land

Municipality: City of Oshawa

Address: 67 Eastlawn Street



Legend



Subject Land



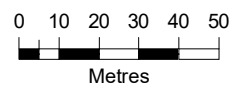
Retained Land



Parcel



Road



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21. File: LD 101/2020

Owner: Brancato, Pasquale
Agent: Brancato, Jim
Location: Lot 1, Conc. 1
City of Oshawa

Consent to sever a vacant 340 m² residential parcel of land, retaining a 640 m² residential parcel of land.

Note: Location Map on next page

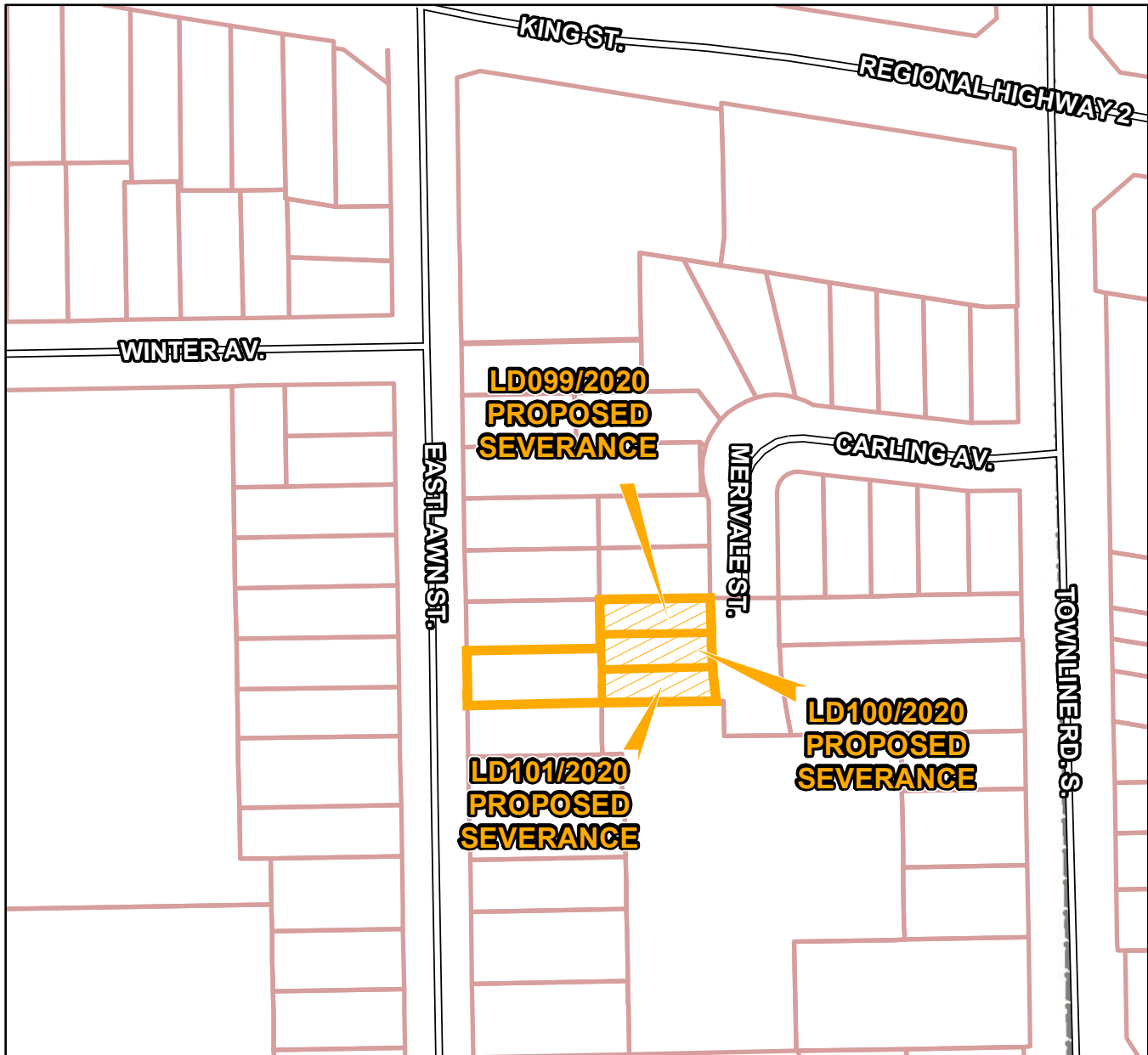


Land Division Application Nos: LD099/2020, LD100/2020 and LD101/2020

Nature of Application: Proposed Severances of Land

Municipality: City of Oshawa

Address: 67 Eastlawn Street



Legend



Subject Land



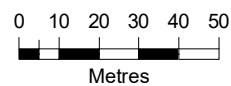
Retained Land



Parcel



Road



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22. File: LD 102/2020

Owner: 10059773 Canada Ltd.

Agent: Carr, Ryan

Location: Lot 11, Conc. 1

Mun. of Clarington

Consent to sever a vacant 550.2 m² residential parcel of land, retaining a 419 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD102/2020
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 22 Hunt Street - Bowmanville



Legend



Subject Land



Retained Land



Parcel



Road



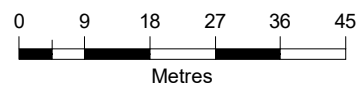
Vegetation



Creek



Lake/Pond/River



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23. File: LD 103/2020

Owner: Coates, John James & Helen Sharon

Agent: H F Grander Co. Ltd.

Location: Lot 23, Conc. 3

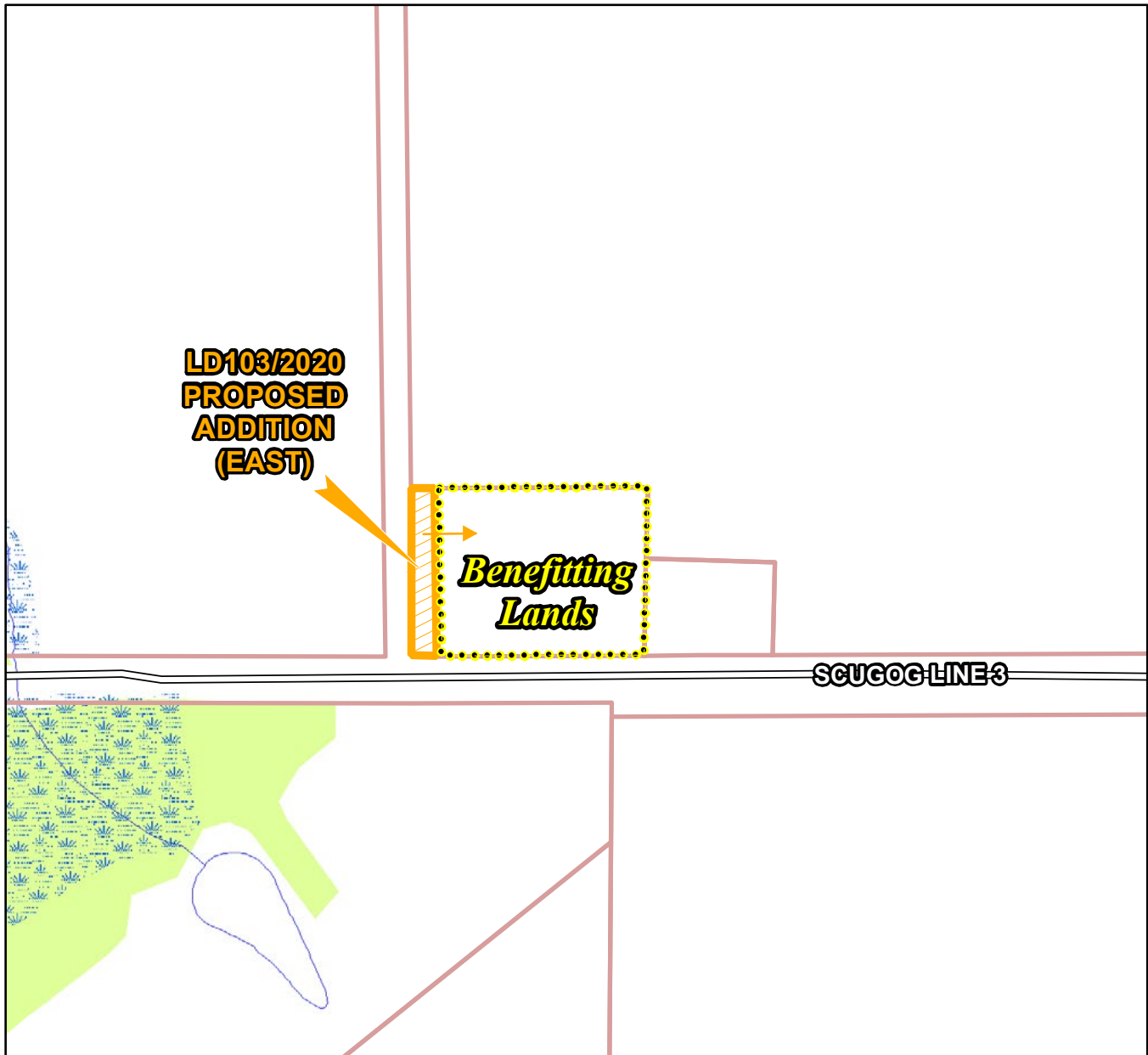
Twp. of Scugog

Consent to add a vacant 0.0734 ha agricultural parcel of land to the east, retaining a 91.8241 ha agricultural parcel of land with an existing dwelling to remain.










Note: Location Map on next page

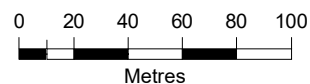


Land Division Application No: LD103/2020
Nature of Application: Proposed Addition of Land
Municipality: Township of Scugog
Address: 2225 Scugog Line #3 - Port Perry



Legend

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



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24. File: LD 104/2020

Owner: Brooknorth Holdings Inc.

Agent: Taylor, Dave

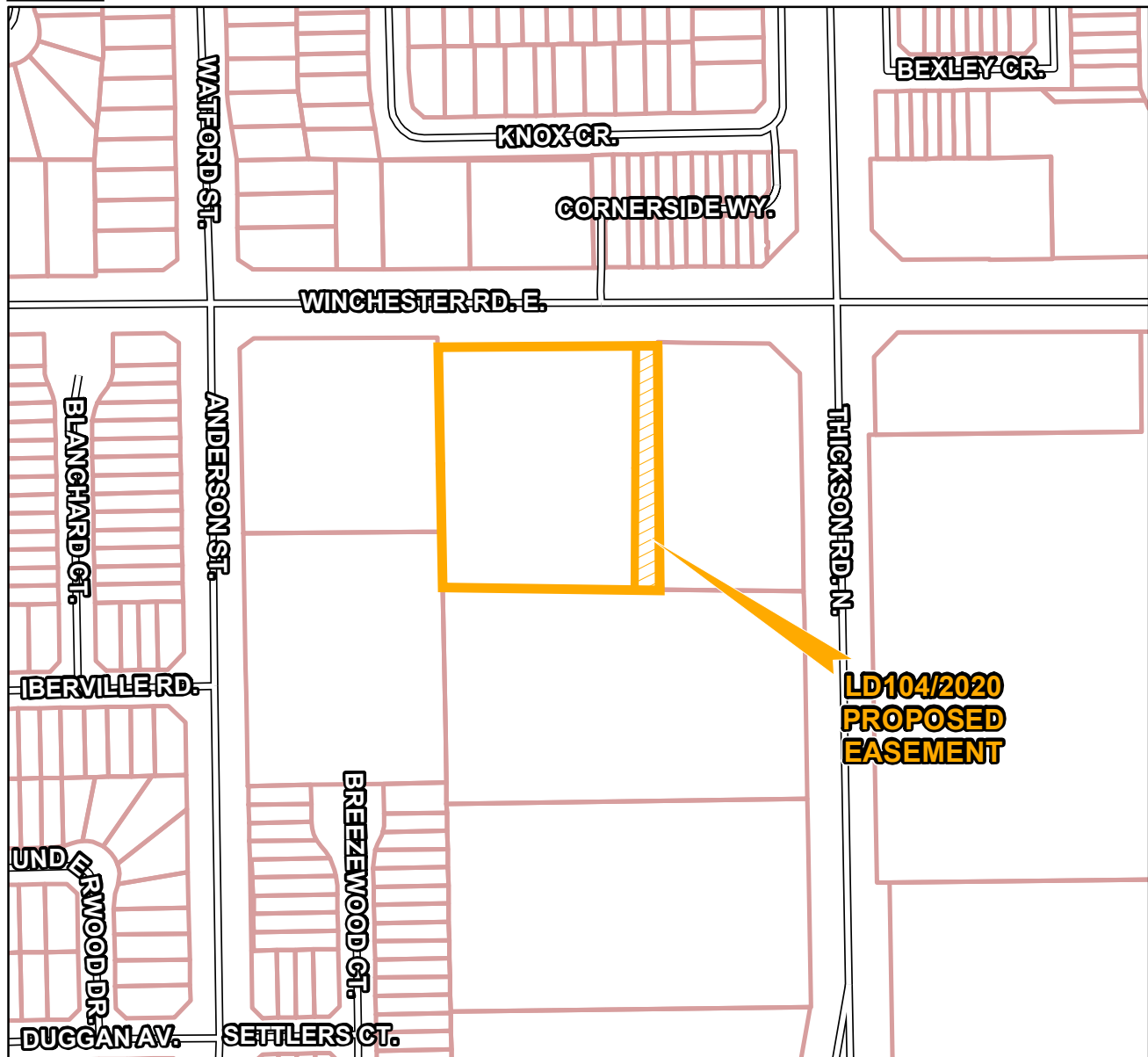
Location: Town of Whitby

Consent to grant a 1,091m² servicing easement in favour of property to the south, retaining a 13,438 m² commercial parcel of land.

Note: Location Map on next page

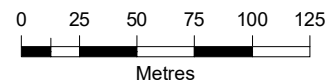


Land Division Application No: LD104/2020
Nature of Application: Proposed Easement of Land
Municipality: Town of Whitby
Address: 445 Winchester Road East - Brooklin



Legend

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



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25. File: LD 105/2020

Owner: Brooknorth Holdings Inc.

Agent: Taylor, Dave

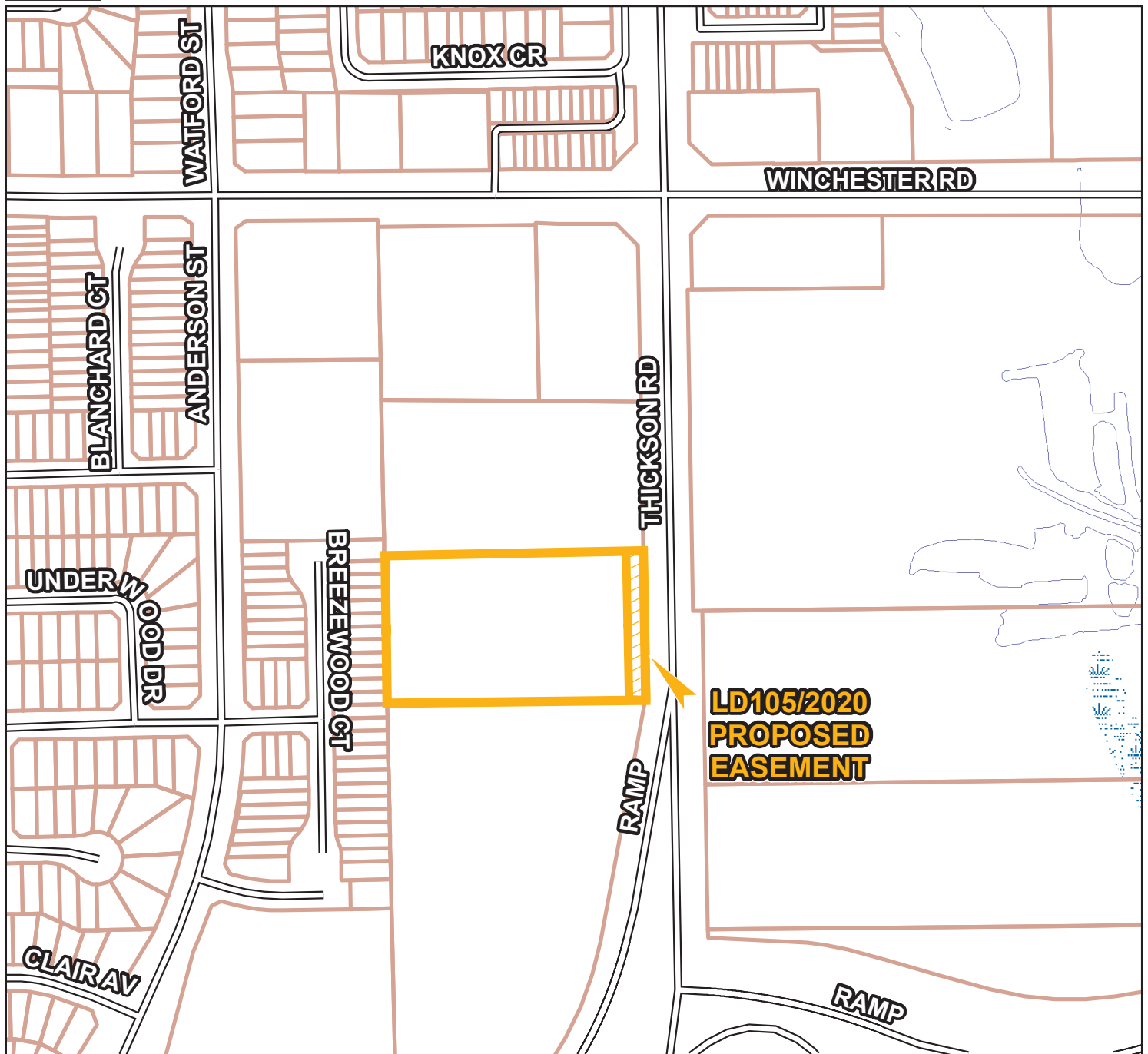
Location: Town of Whitby

Consent to grant a 924.4 m² servicing easement in favour of property to the North, retaining a 18,327.1 m² commercial parcel of land.

Note: Location Map on next page

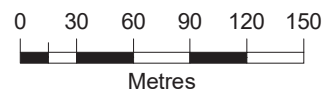


Land Division Application No: LD105/2020
Nature of Application: Proposed Easement of Land
Municipality: Town of Whitby
Address: 445 Winchester Road



Legend

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



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26. File: LD 106/2020

Owner: Brooknorth Holdings Inc.

Agent: Taylor, Dave

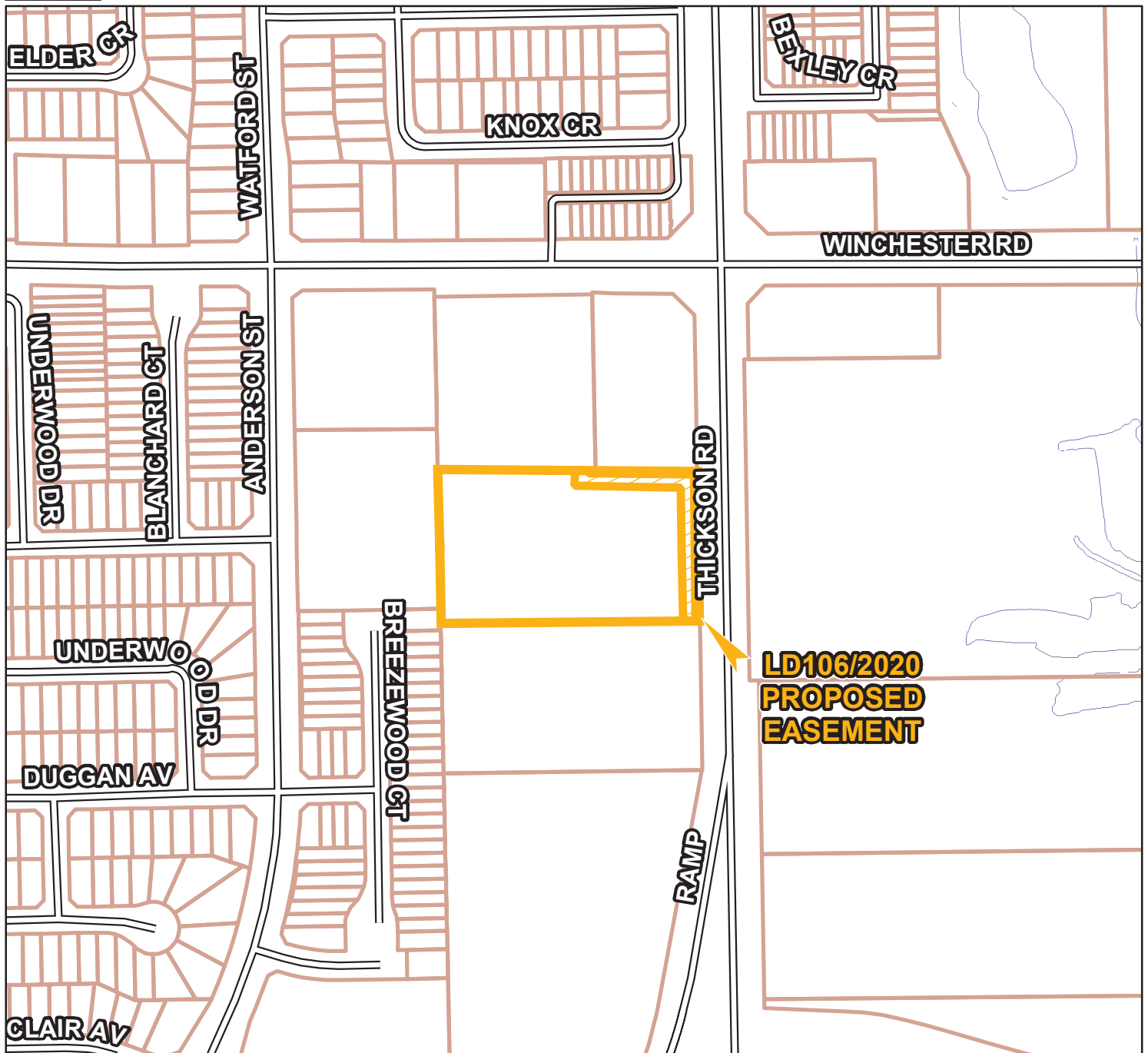
Location: Town of Whitby

Consent to grant a 1,579.9 m² servicing easement in favour of property to the north & south, retaining a 18,669.8 m² commercial parcel of land.

Note: Location Map on next page

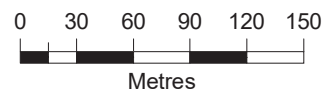


Land Division Application No: LD106/2020
Nature of Application: Proposed Easement of Land
Municipality: Town of Whitby
Address: 445 Winchester Road



Legend

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



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27. File: LD 107/2020

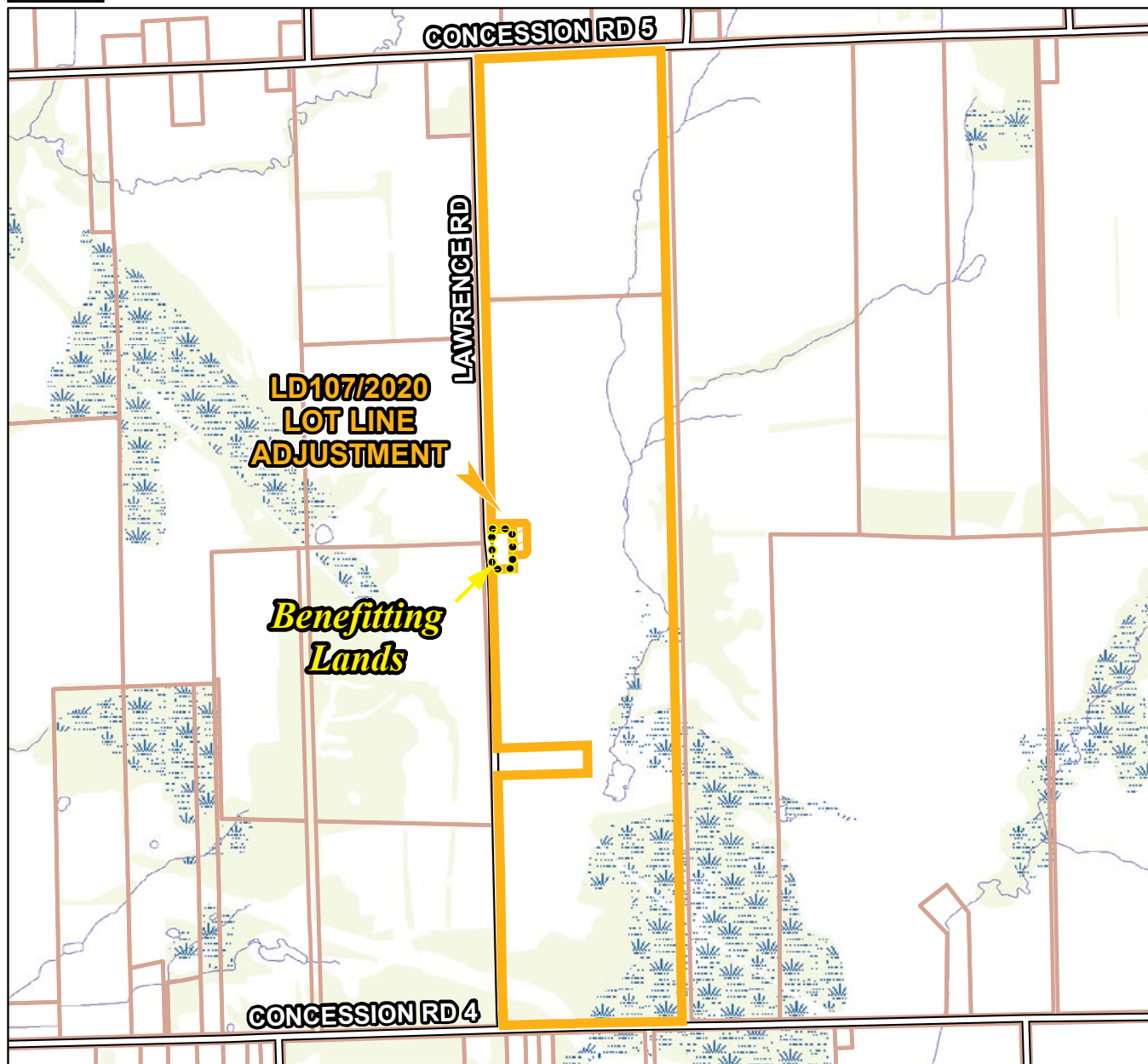
Owner: 860563 Ontario Limited
Agent: Polak, McKay & Hawkshaw
Location: Lot 23, Conc. 4
Mun. of Clarington

consent to add a 0.364 ha agricultural parcel of land to the south-west, retaining a 61.302 ha agricultural parcel of land.









Note: Location Map on next page

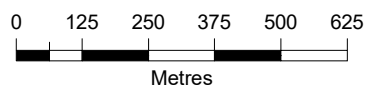


Land Division Application No: LD107/2020
Nature of Application: Proposed Lot Line Adjustment
Municipality: Municipality of Clarington
Address: 4931 Lawrence Road



Legend

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



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6. Date of Next Meeting: January 11, 2021

7. Adjournment

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