



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, March 15, 2021**

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 February 08, 2021

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 026/2019

Tabled: March 18, 2019

Owner: Kings Way College

Agent: Lealand Unlimited Liability Company

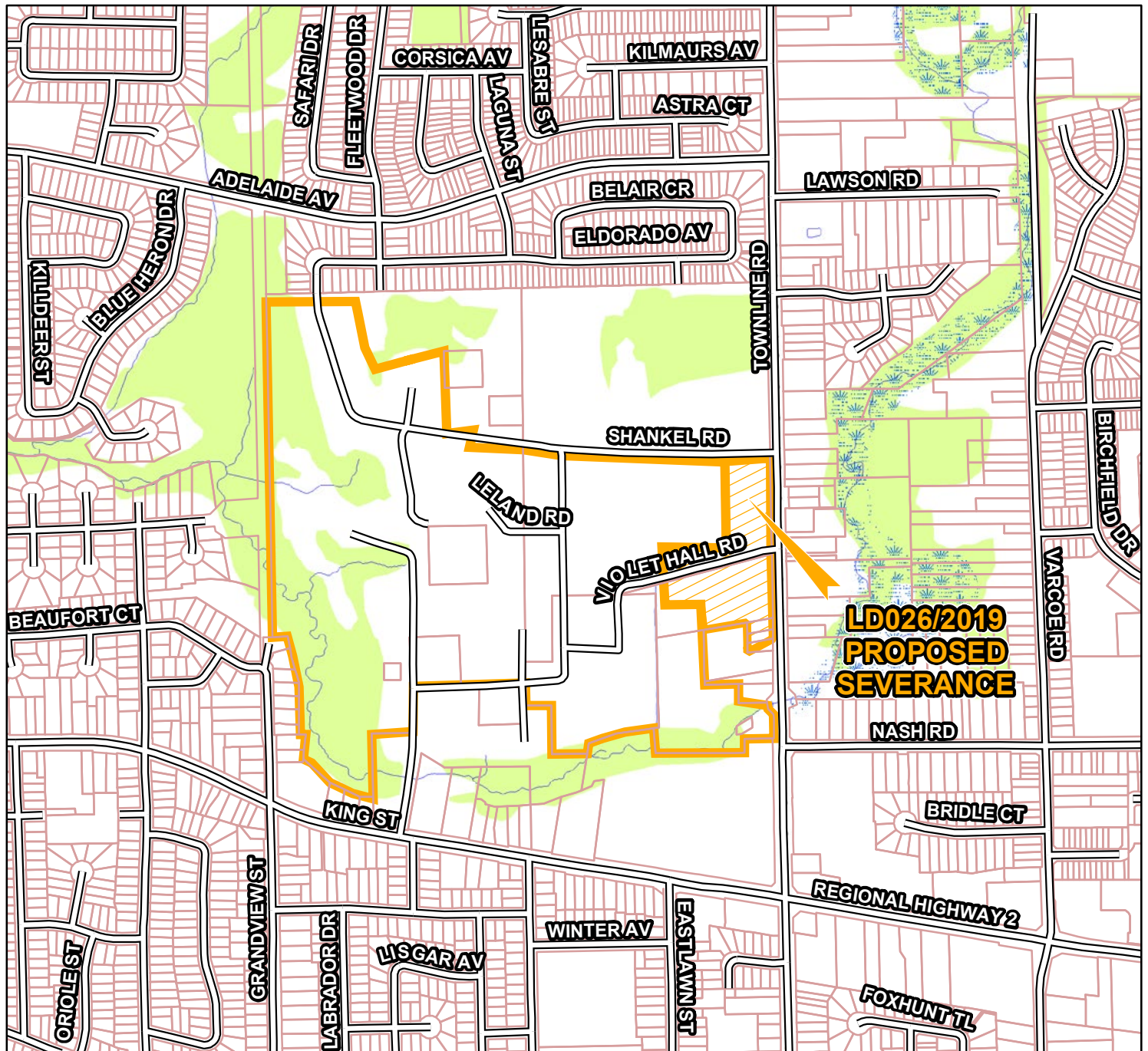
Location: Lot Pt Lot 1, Conc. 2

City of Oshawa









Consent to sever a vacant 2.836 ha commercial parcel of land, retaining a 37.6 ha commercial parcel of land with an existing structures to remain.

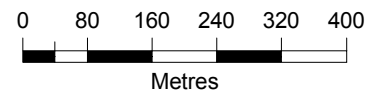
Note: Location Map on next page

Land Division Application No: LD026/2019
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 142, 148 and 220 Townline Road North



Legend

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



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2. File: LD 149/2019

Tabled: December 9, 2019

Owner: Crestview Investment Corporation

Agent: Groundswell Urban Planner Inc.

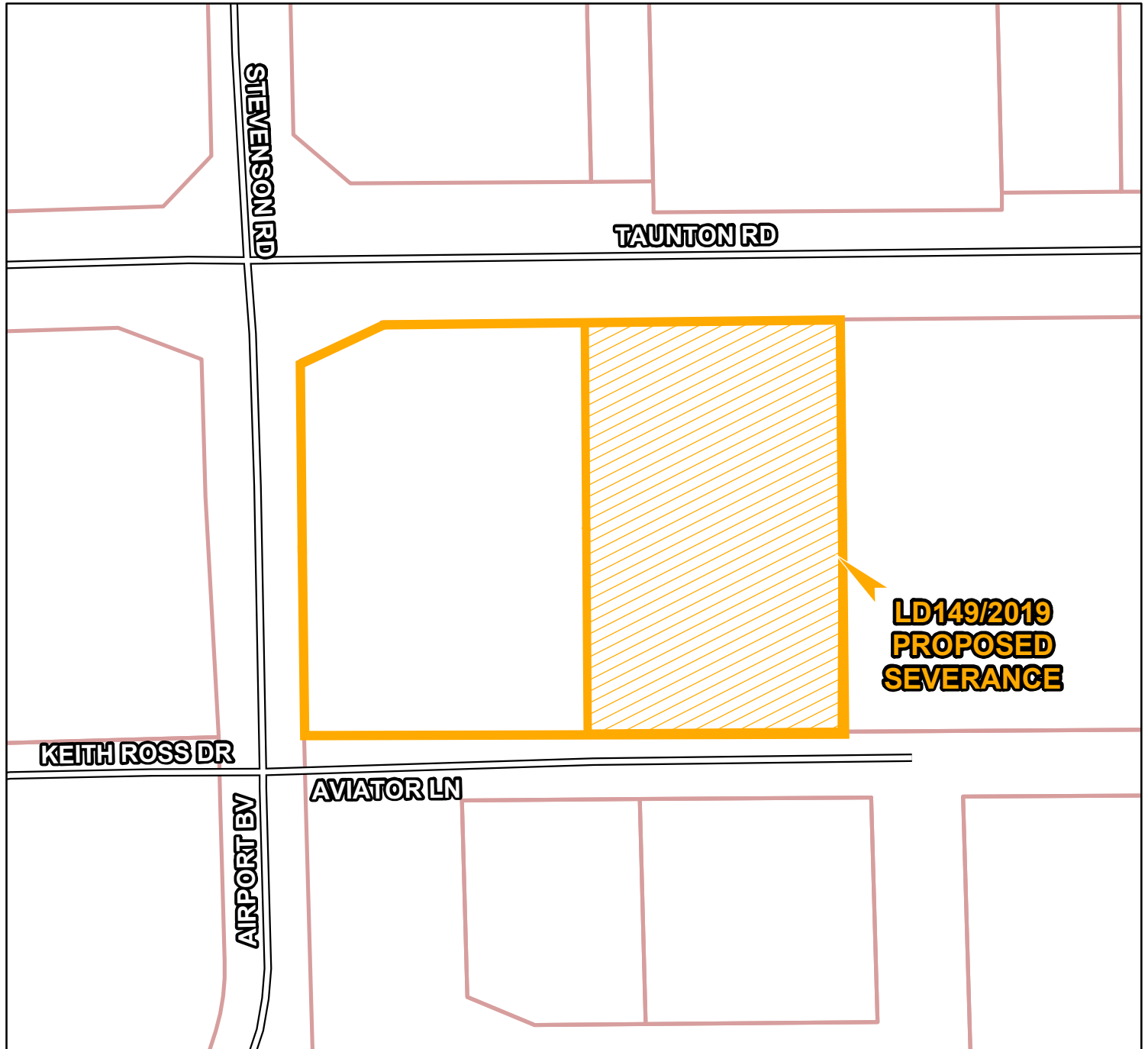
Location: Lot 9, Conc. 3

City of Oshawa

Consent to sever a vacant 10,115 m² commercial parcel of land, retaining a 10,236.42 m² commercial parcel of land with an existing structure to remain.

Note: Location Map on next page

Land Division Application No: LD149/2019
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 1319 Airport Boulevard



Legend



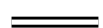
Subject Land



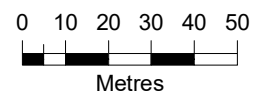
Retained Land



Parcel



Road



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3. File: LD 064/2020

Tabled: August 17, 2020

Owner: Mayne, Eric & Elsie

Agent: Holland, Ryan

Location: Lot 35, Conc. 2

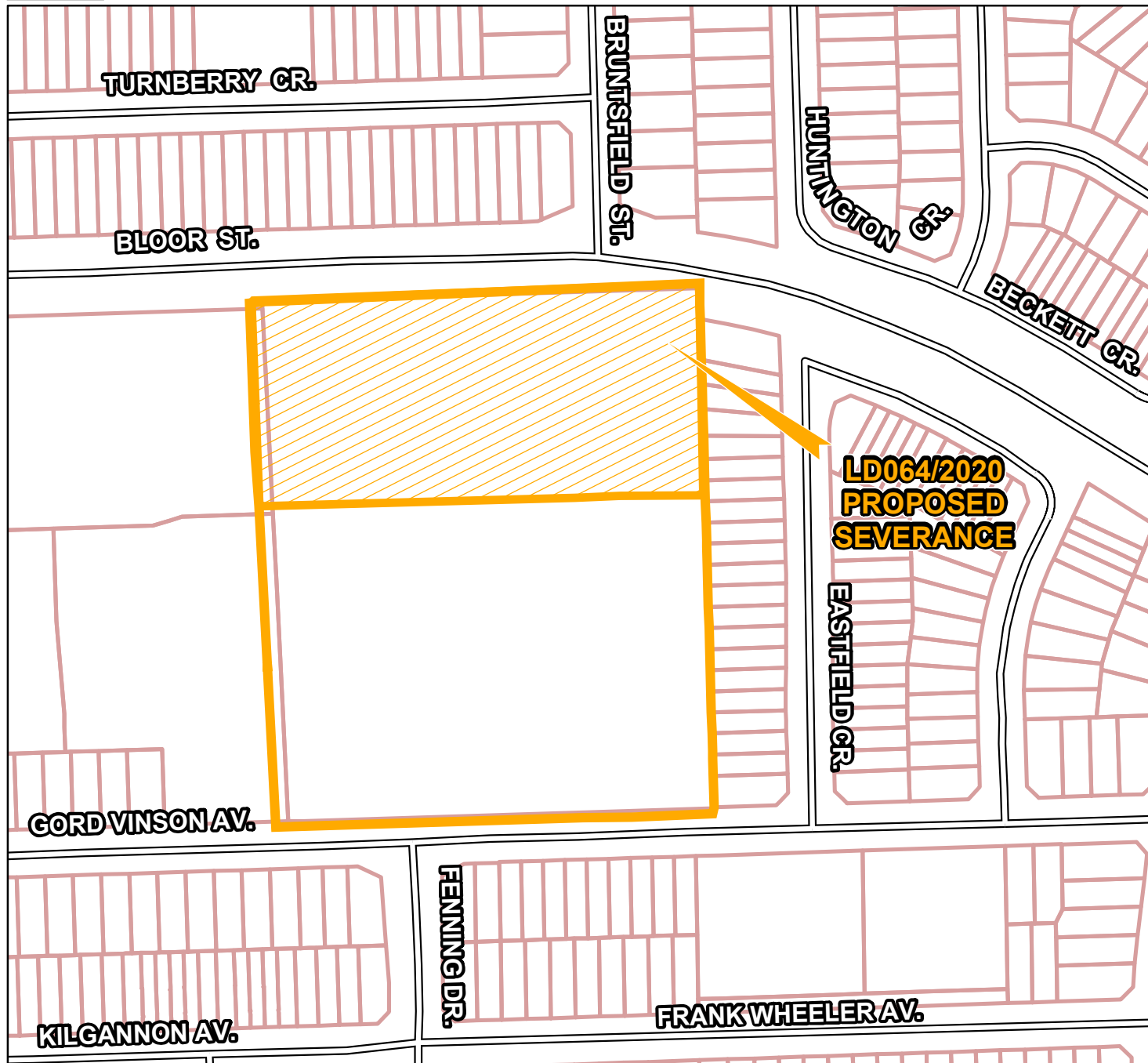
Mun. of Clarington

Consent to sever a 16,107 m² agricultural parcel of land, retaining a 24,648 m² agricultural parcel of land.

Note: Location Map on next page



Land Division Application No: LD064/2020
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 1440 Gordon Vinson Avenue - Courtice



Legend



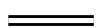
Subject Land



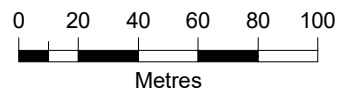
Retained Land



Parcel



Road



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4. File: LD 082/2020

Tabled: November 2, 2020

Owner: 1093560 Ontario Limited

Location: Lot 28, Conc. 6

Twp. of Uxbridge

Consent to sever a 1,298 m² residential parcel of land, retaining a 1,266 m² residential parcel of land with an existing to be demolished.

Note: Location Map on next page



Land Division Application No: LD082/2020
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 75 Cemetery Road



Legend



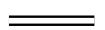
Subject Land



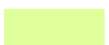
Retained Land



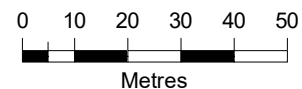
Parcel



Road



Vegetation



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5. File: LD 007/2021

Tabled: January 11, 2021

Owner: Dsouza, Neil

Agent: Lennox, Stephen

Location: Lot 7, Conc. 2

City of Oshawa

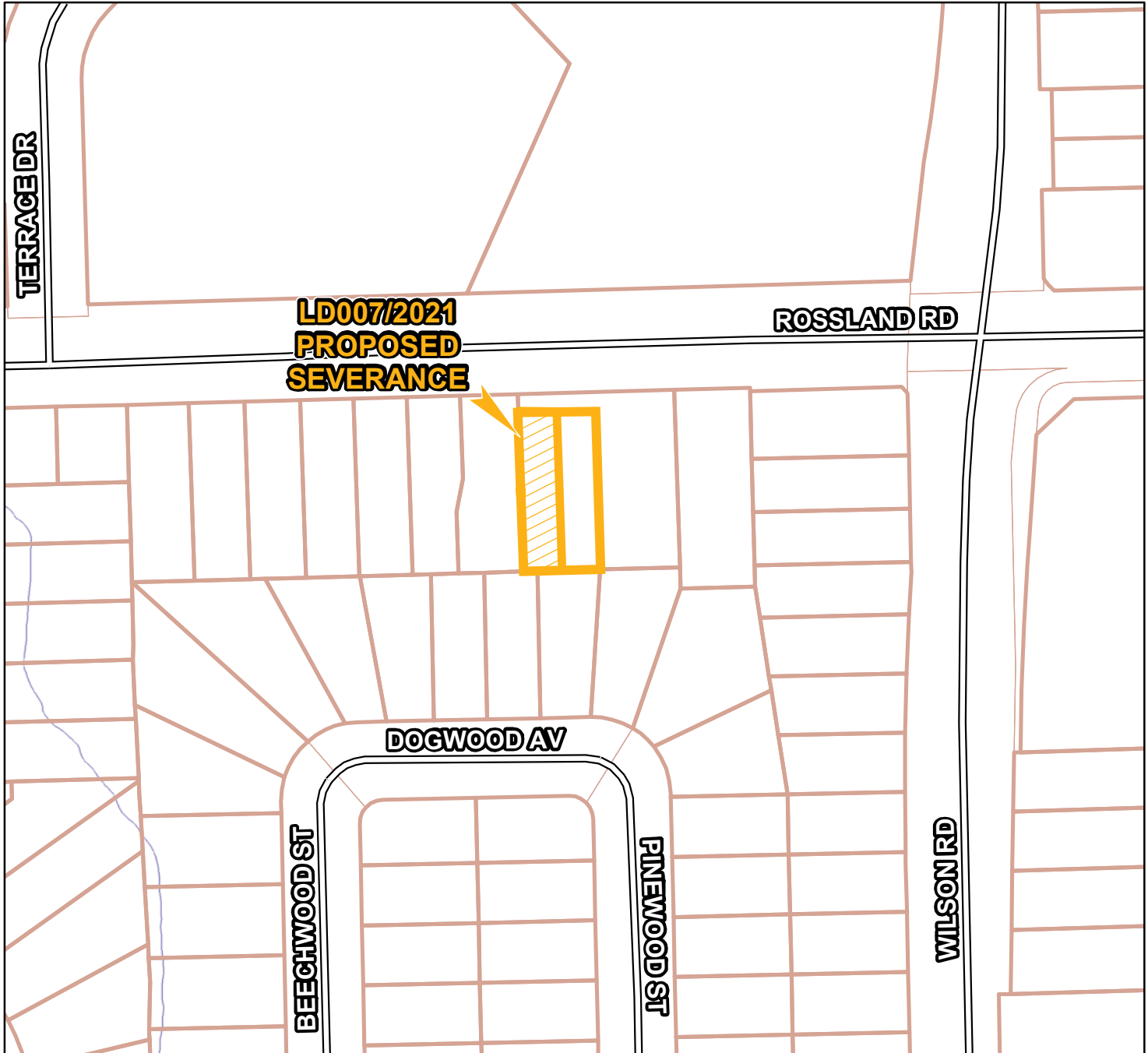
Consent to sever a vacant 403.5 m² residential parcel of land, retaining a 403.7 m² residential parcel of land.

Application includes easement.

Note: Location Map on next page



Land Division Application No: LD007/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 513 Rossland Road East



Legend



Subject Land



Retained Land



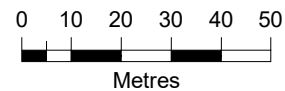
Parcel



Road



Creek



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6. File: LD 008/2021

Tabled: January 11, 2021

Owner: Wagner, Carolyn Ann

Wagner, Glenn Theador

Agent: H F Grander Co. Ltd.

Location: Lot 28, Conc. 6

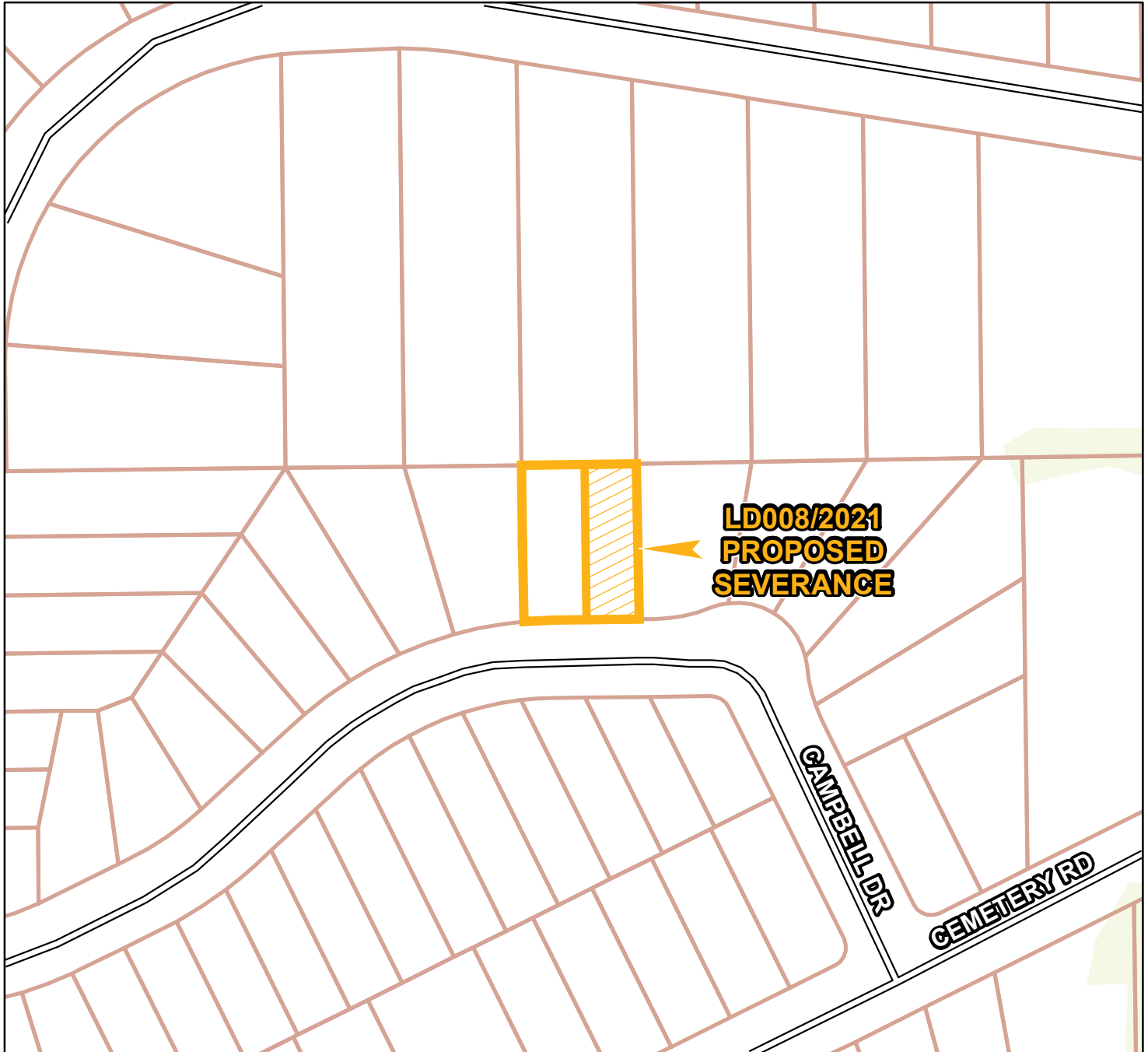
Twp. of Uxbridge

Consent to sever a vacant 541 m² residential parcel of land, retaining a 648 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD008/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 69 Campbell Drive



Legend



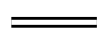
Subject Land



Retained Land



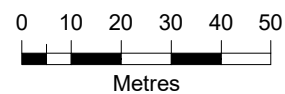
Parcel



Road



Vegetation



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7. File: LD 028/2021

Owner: Parker, Pat
Parker, Steven

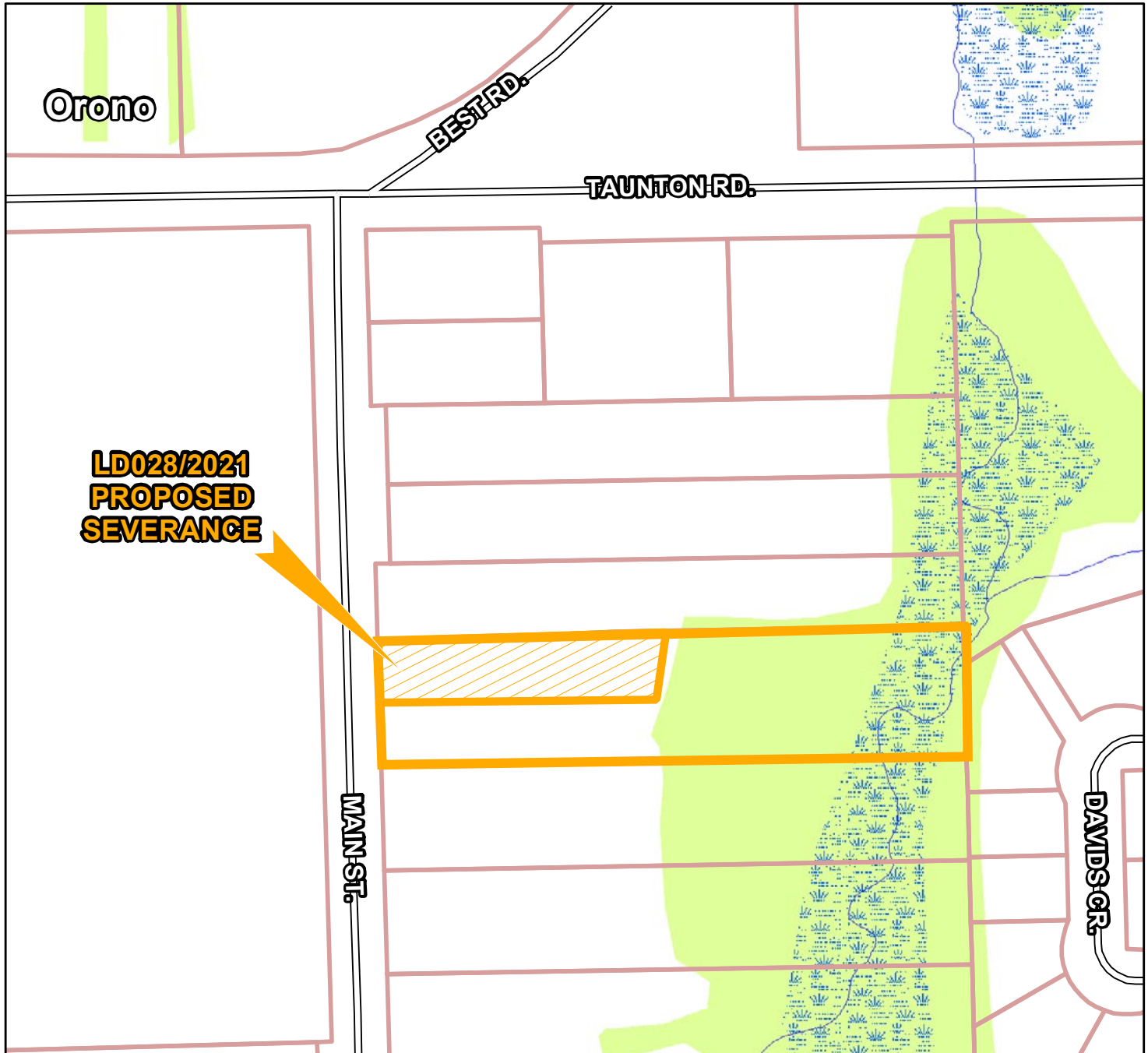
Location: Lot 28, Conc. 05
Mun. of Clarington

Consent to sever a vacant 2,237 m² residential parcel of land, retaining a vacant 7,056 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD028/2021
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 5941 Main Street - Orono



Legend



Subject Land



Retained Land



Parcel



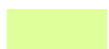
Road



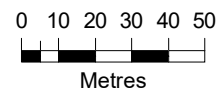
Wetland



Creek



Vegetation



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8. File: LD 029/2021

Owner: Darmar Farms Inc.

Agent: Clark Consulting Services

Location: Lot 3, Conc. 12

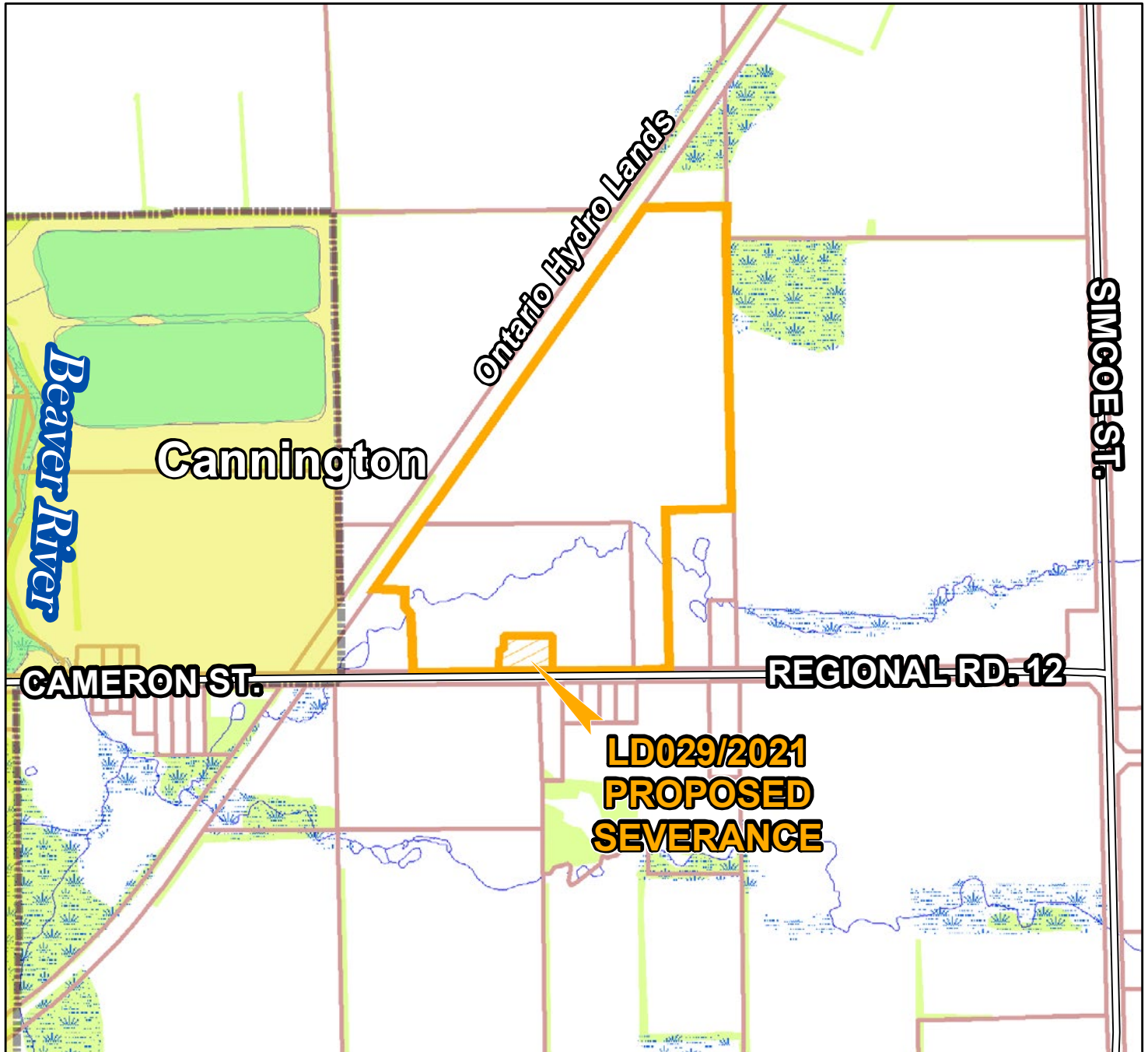
Twp. of Brock

Consent to sever a 0.405 ha farm related rural residential parcel of land with an existing shed and dwelling to remain, retaining a vacant 22.225 ha agricultural parcel of land.




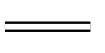


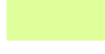


Note: Location Map on next page

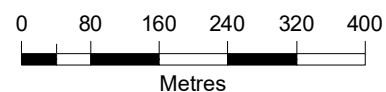


Land Division Application No: LD029/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: 396 Cameron Street - Cannington



Legend

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



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9. File: LD 030/2021

Owner: ASC (Taunton) Facility Limited Partnership

Agent: GHD

Location: Lot 19, Conc. 4

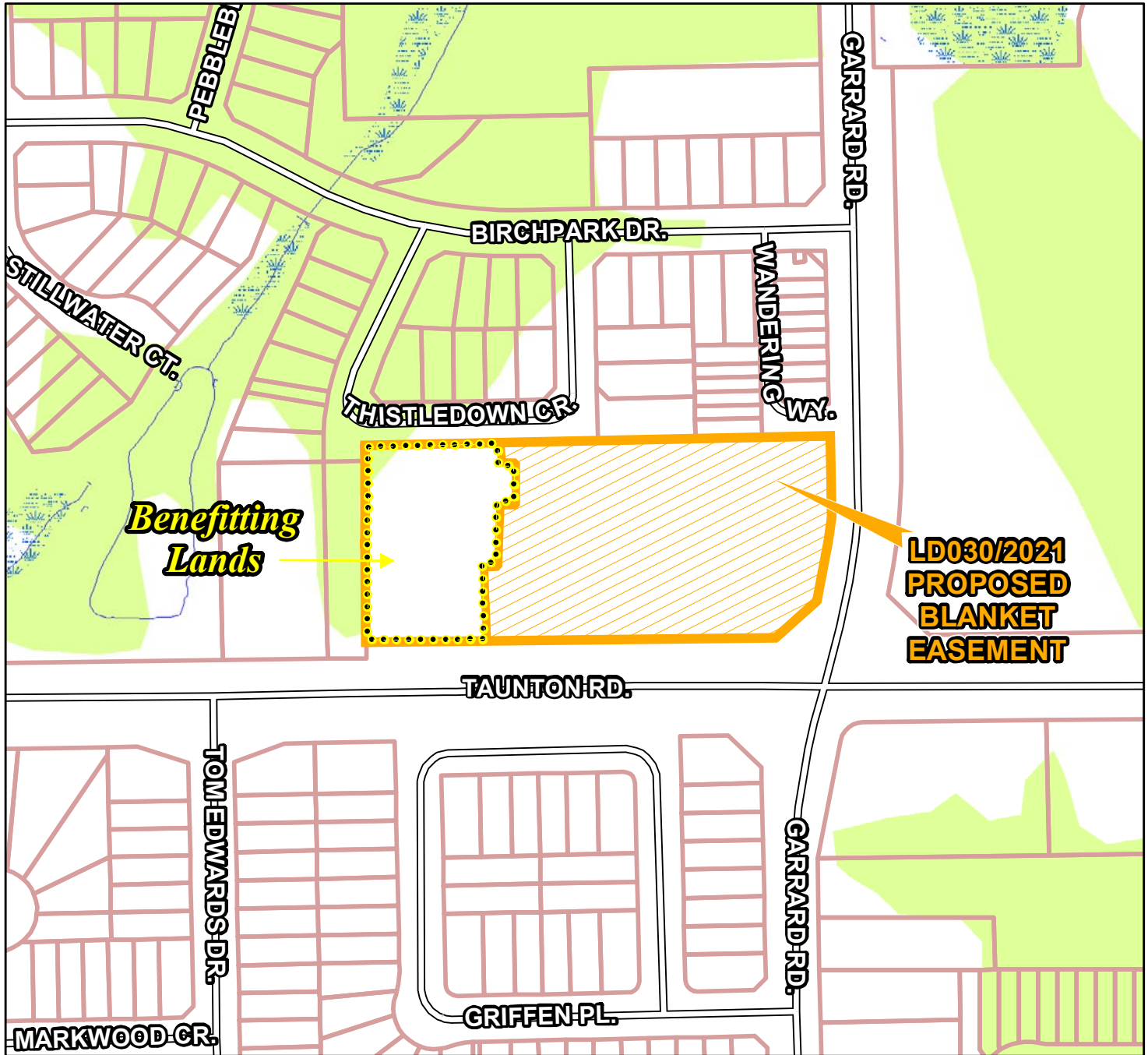
Town of Whitby

Consent to grant a 4,991 m² blanket easement in favour of the lands to the west, retaining a 12,240 m² residential parcel of land.

Note: Location Map on next page

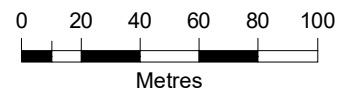


Land Division Application No: LD030/2021
Nature of Application: Proposed Blanket Easement
Municipality: Town of Whitby
Address: 4050 Garrard Road



Legend

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



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10. File: LD 031/2021

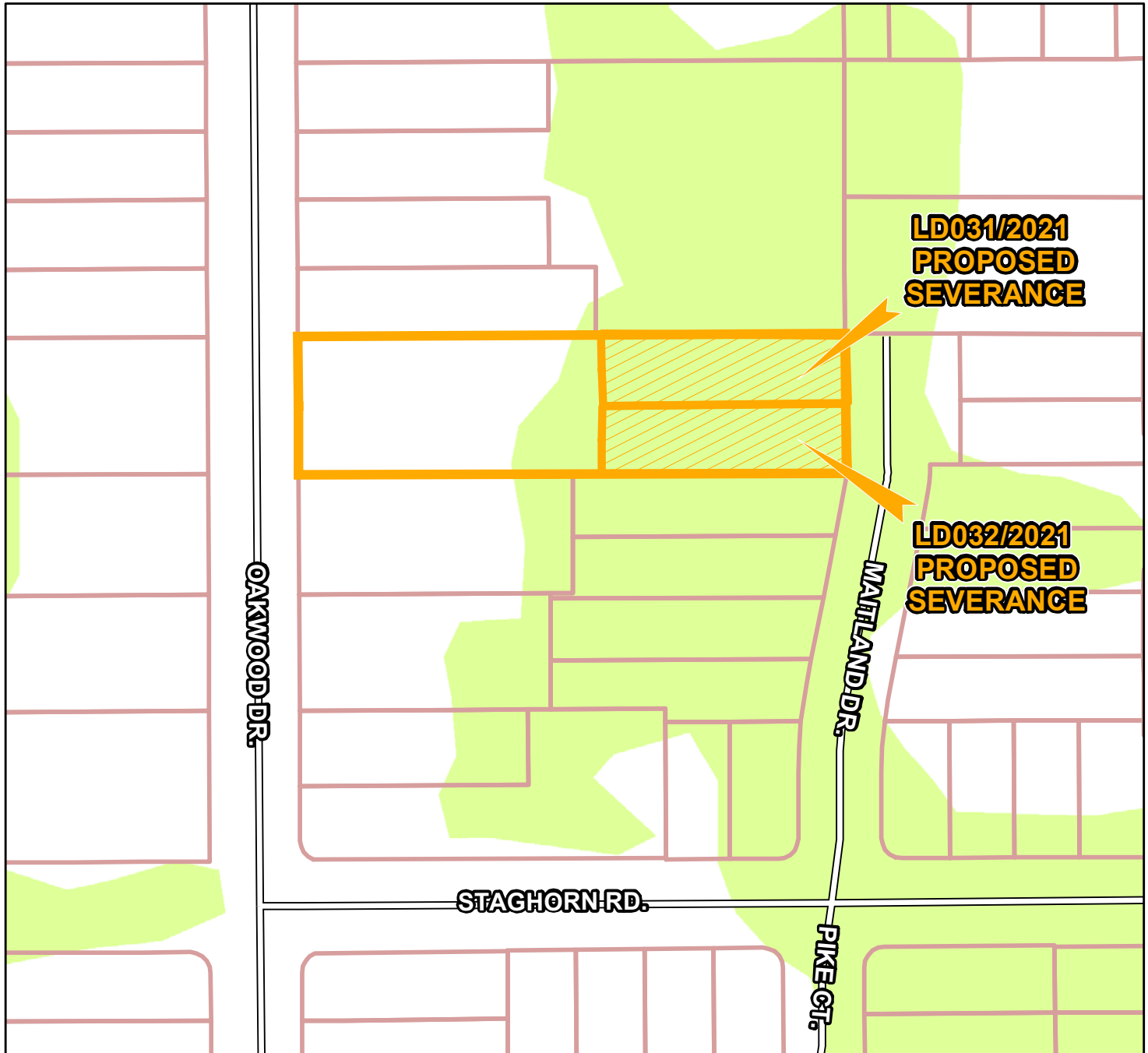
Owner: Carkner, Deborah
Agent: Juchau, Andrew
Location: Lot 31, Conc. BF
City of Pickering

Consent to sever a vacant 835.9 m² residential parcel of land, retaining a 2,875.1 m² residential parcel of land with an existing dwelling to remain.




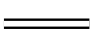
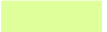
Note: Location Map on next page

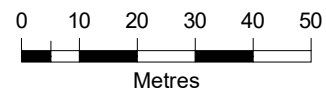


Land Division Application No: LD031/2021 and LD032/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 515 Oakwood Drive



Legend

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



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11. File: LD 032/2021

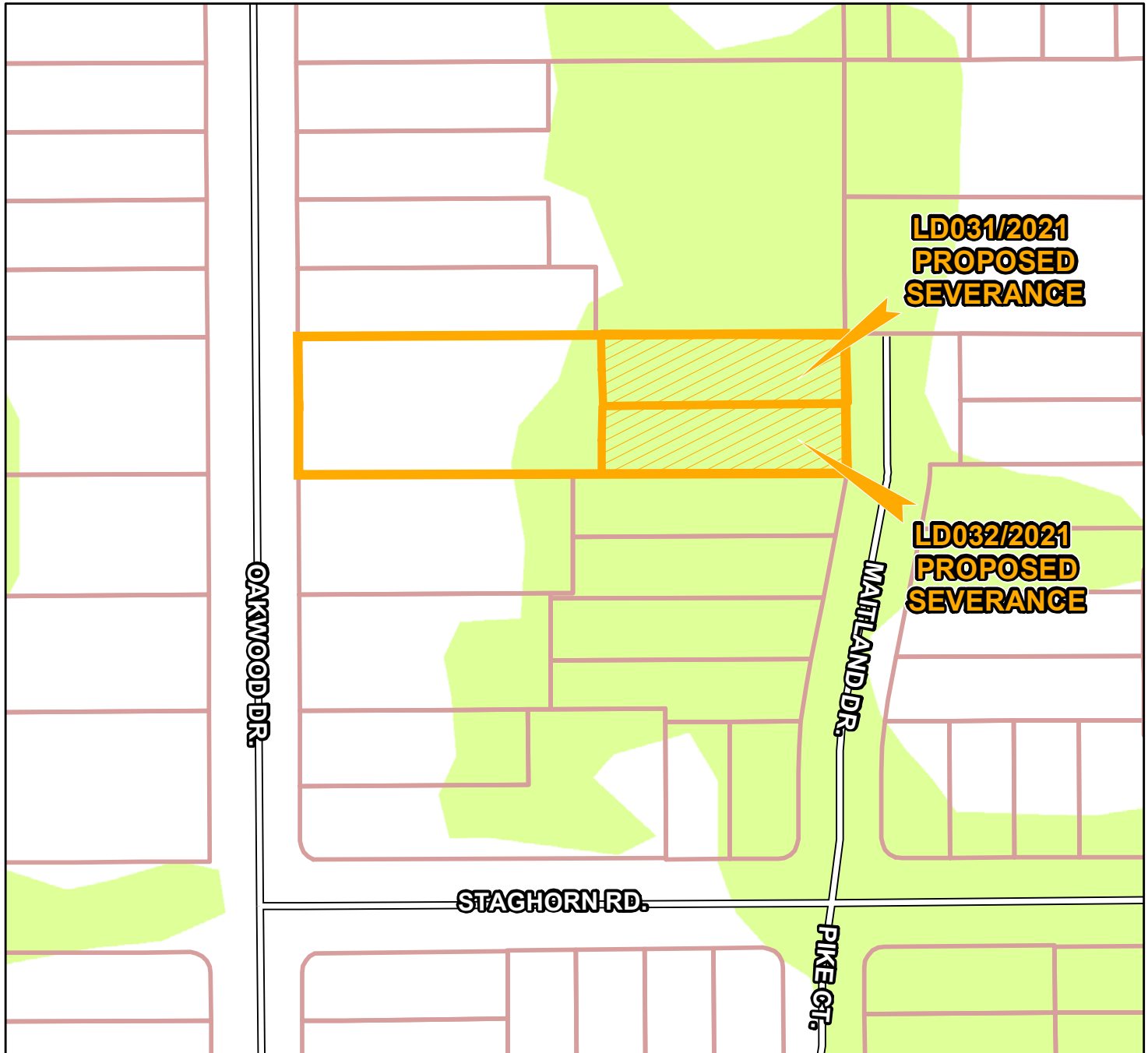
Owner: Carkner, Deborah
Agent: Juchau, Andrew
Location: Lot 31, Conc. BF
City of Pickering

Consent to sever a vacant 835.9m² residential parcel of land, retaining a 2,039.2m² residential parcel of land with an existing dwelling.




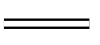
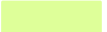
Note: Location Map on next page

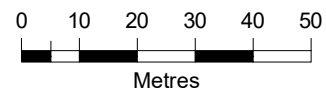


Land Division Application No: LD031/2021 and LD032/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 515 Oakwood Drive



Legend

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



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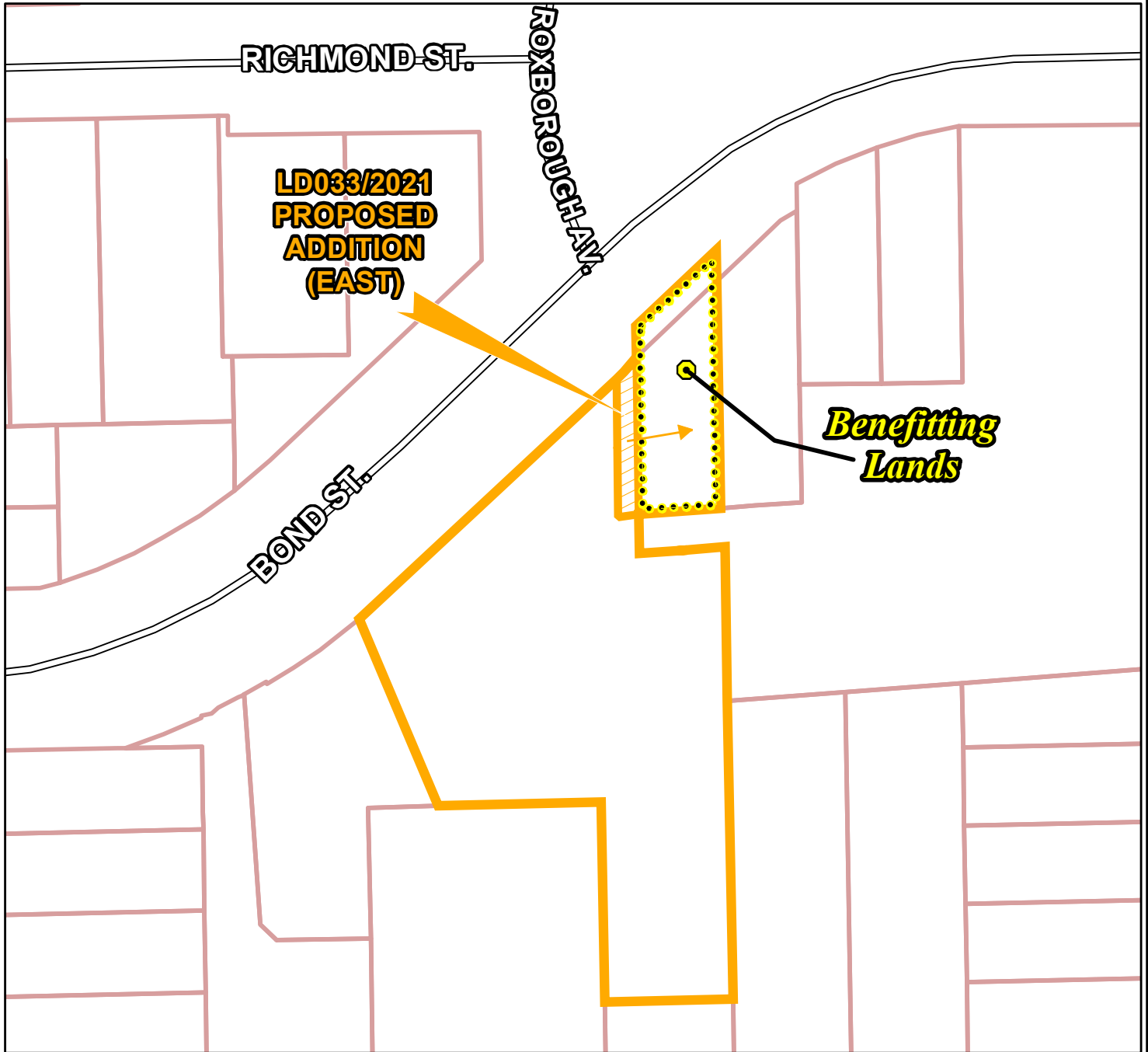
12. File: LD 033/2021

Owner: Thorndyke, Wendell Eliot
Agent: Coleman, Thomas
Location: Lot 8, Conc. 2
City of Oshawa

Consent to add a vacant 54.72 m² residential parcel of land to the east, retaining a 2,145 m² residential parcel of land with an existing dwelling to remain.

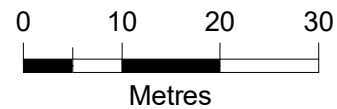
Note: Location Map on next page

Land Division Application No: LD033/2021
Nature of Application: Proposed Addition of Land
Municipality: City of Oshawa
Address: 351 Bond Street East



Legend

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



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13. File: LD 034/2021

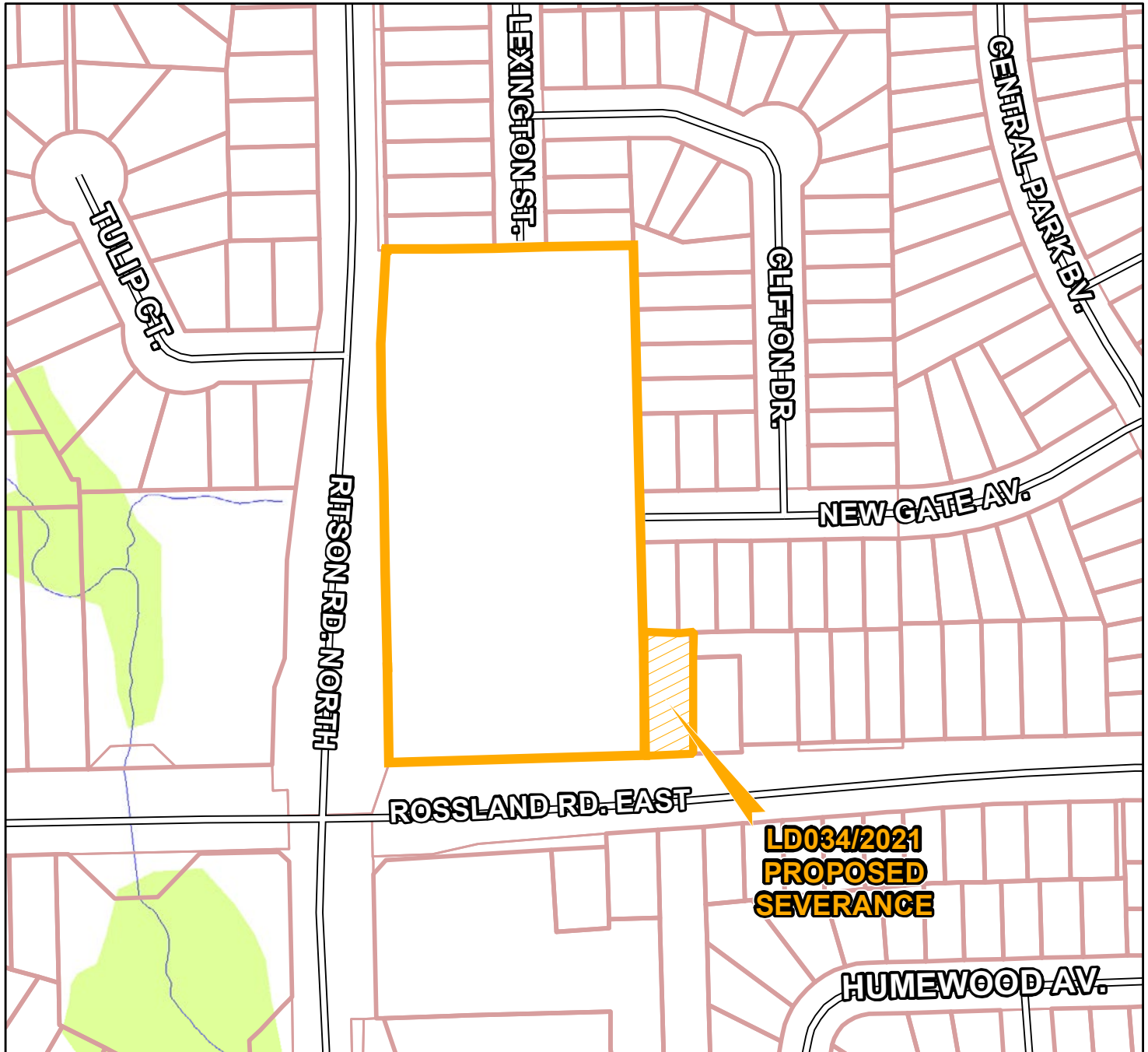
Owner: Calvary Baptist Church
Agent: Lindsay Bell Professional Corporation
Location: Lot 8, Conc. 3
City of Oshawa
(former Whitby East)

Consent to sever a 0.1 ha residential parcel of land with an existing structure, retaining a 2 ha institutional parcel of land with an existing structure to remain.

Note: Location Map on next page



Land Division Application No: LD034/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 344 Rossland Road East



Legend



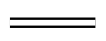
Subject Land



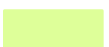
Retained Land



Parcel



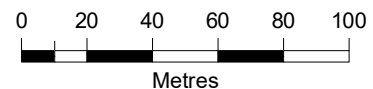
Road



Vegetation



Creek



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14. File: LD 035/2021

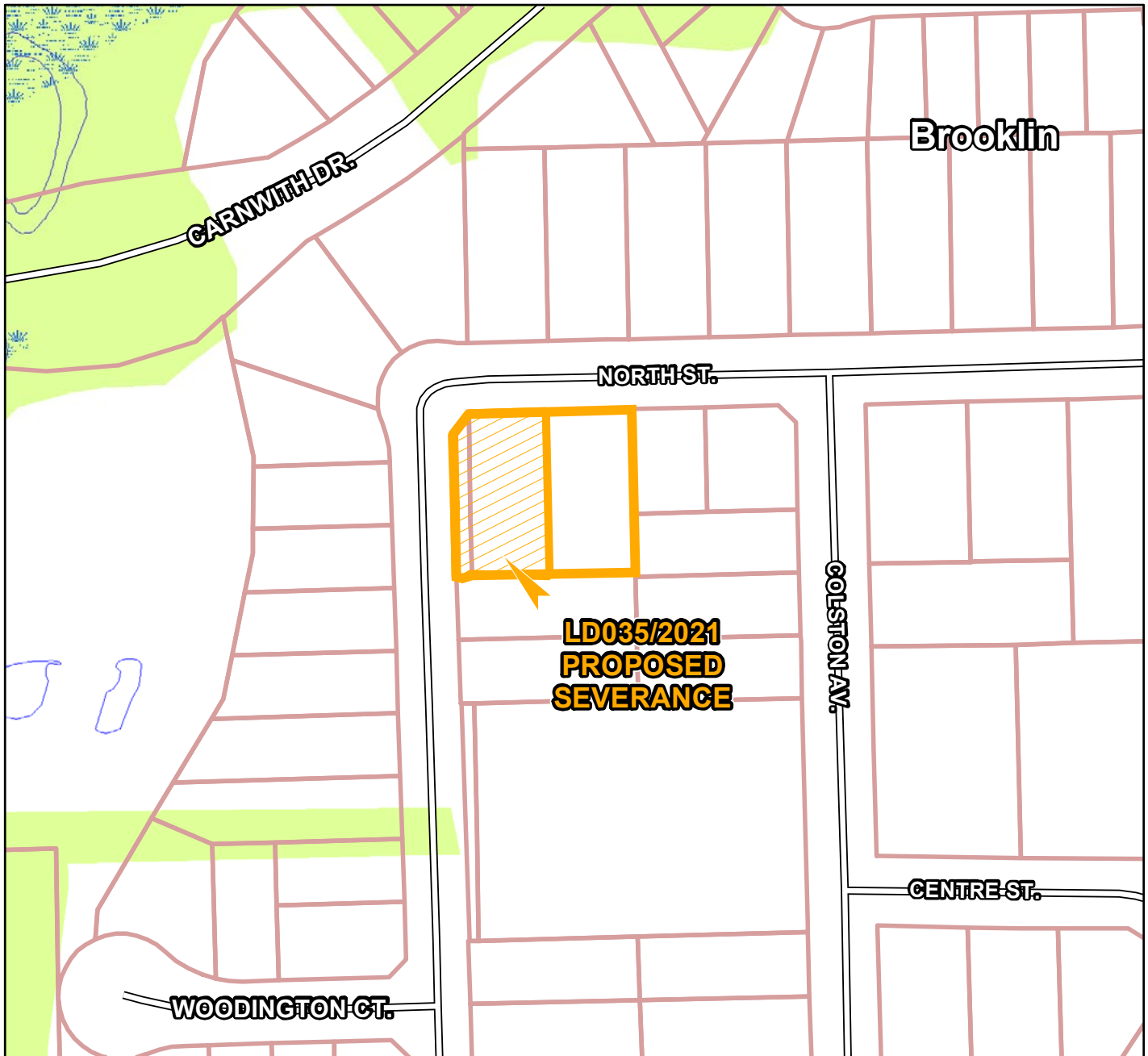
Owner: Dorani, Walid
Agent: Brian Moss & Associates Ltd.
Location: Lot 23, Conc. 6
Town of Whitby

Consent to sever a 1,241 m² residential parcel of land, retaining a 1,135 m² residential parcel of land with an existing dwelling to be demolished.









Note: Location Map on next page

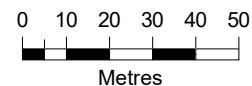


Land Division Application No: LD035/2021
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 49 North Street - Brooklin



Legend

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



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15. File: LD 036/2021

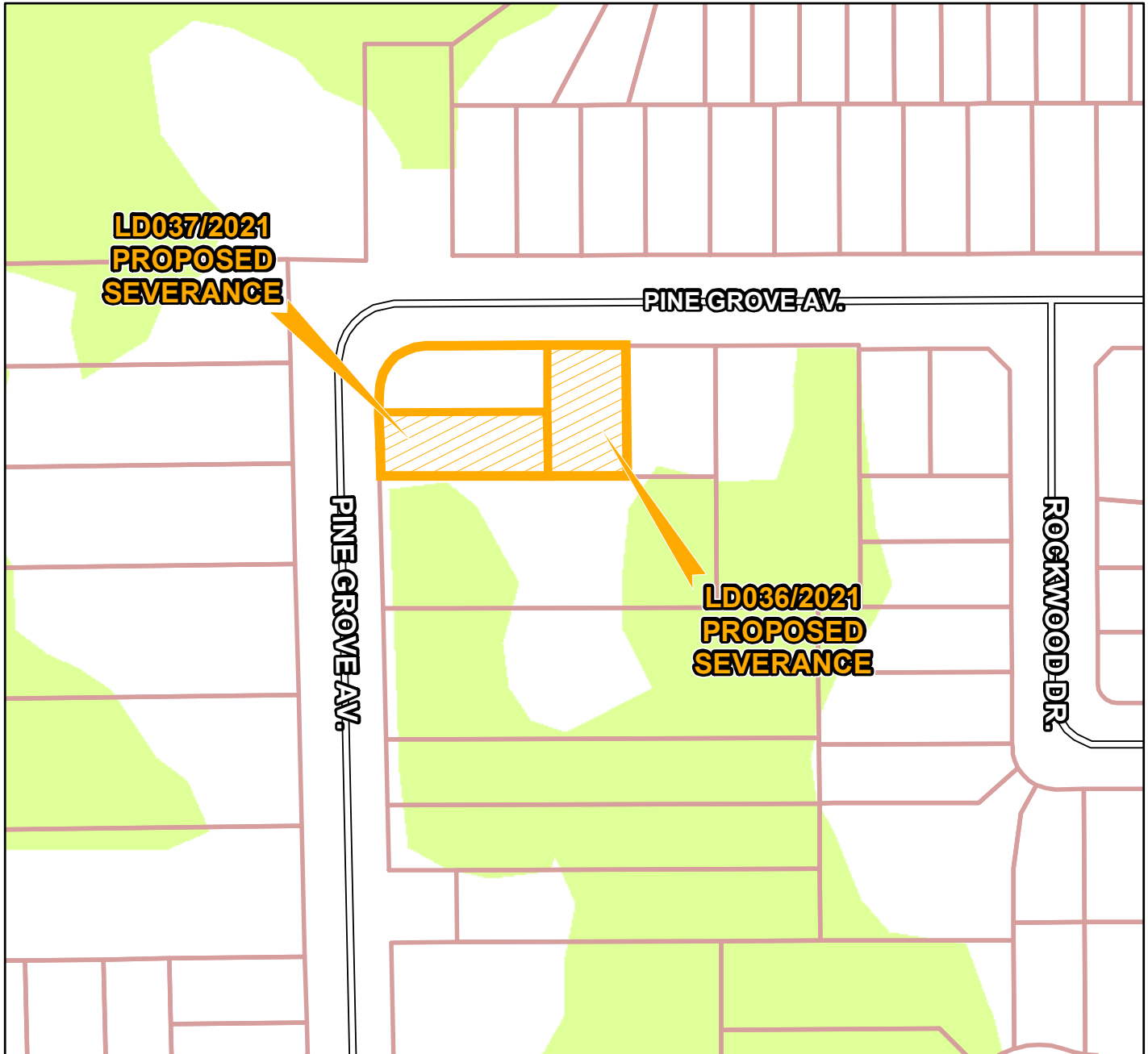
Owner: GHR Investment Corp
Agent: Mandarello, Michael
Location: Lot 34, Conc. 1
City of Pickering

Consent to sever a 533.4 m² residential parcel of land, retaining 1,191.4 m² residential parcel of land with an existing dwelling to be demolished..






Note: Location Map on next page

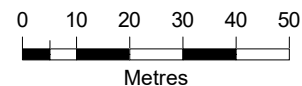


Land Division Application No: LD036/2021 and LD037/2021
Nature of Application: Proposed Severances of Land
Municipality: City of Pickering
Address: 1865 Pine Grove Avenue



Legend

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



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16. File: LD 037/2021

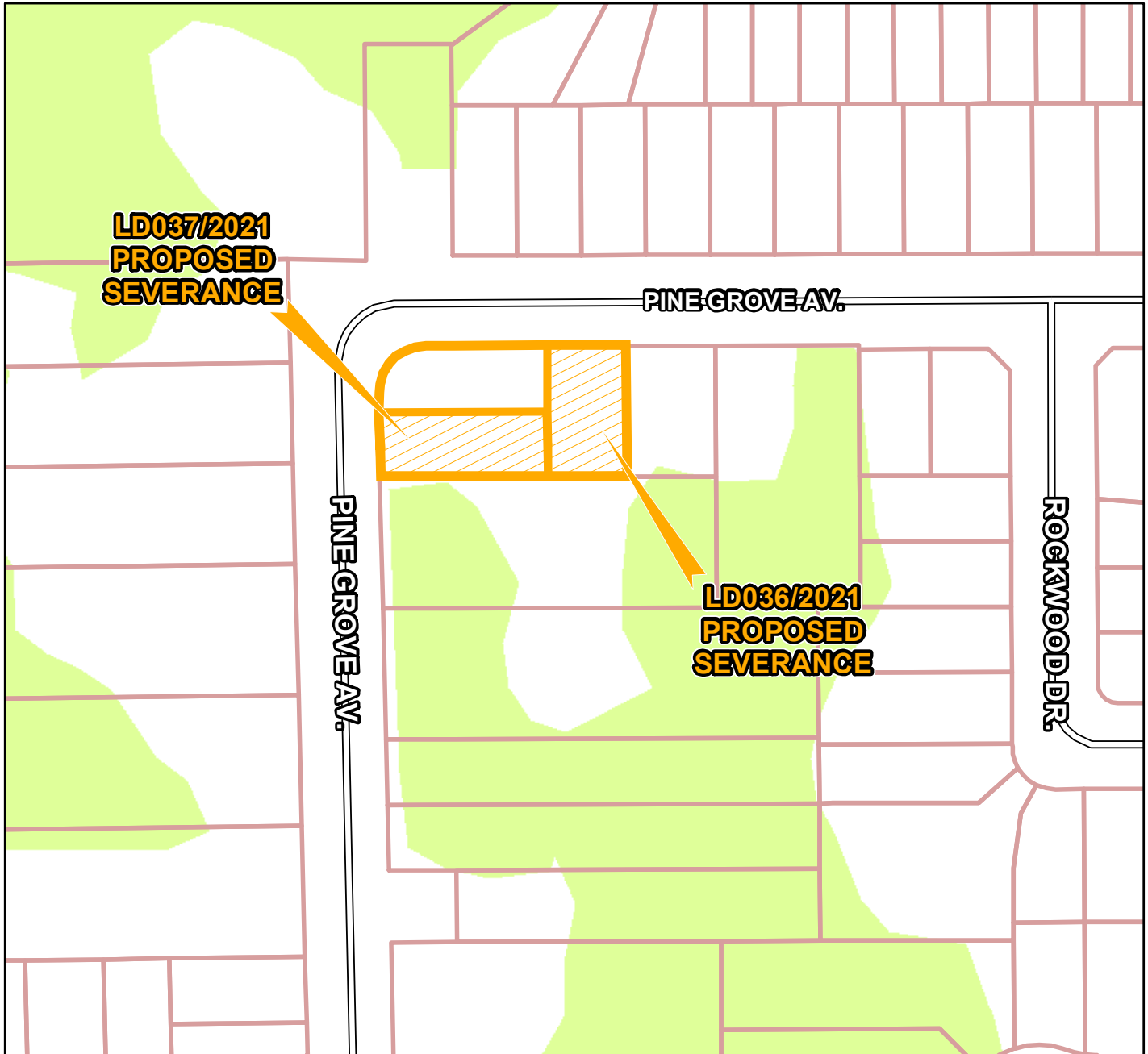
Owner: GHR Investment Corp
Agent: Mandarello, Michael
Location: Lot 34, Conc. 1
City of Pickering

Consent to sever a 607.2 m² residential parcel of land, retaining a vacant 584.2 m² residential parcel of land with an existing dwelling to be demolished.






Note: Location Map on next page

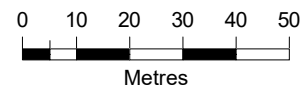


Land Division Application No: LD036/2021 and LD037/2021
Nature of Application: Proposed Severances of Land
Municipality: City of Pickering
Address: 1865 Pine Grove Avenue



Legend

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



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17. File: LD 038/2021

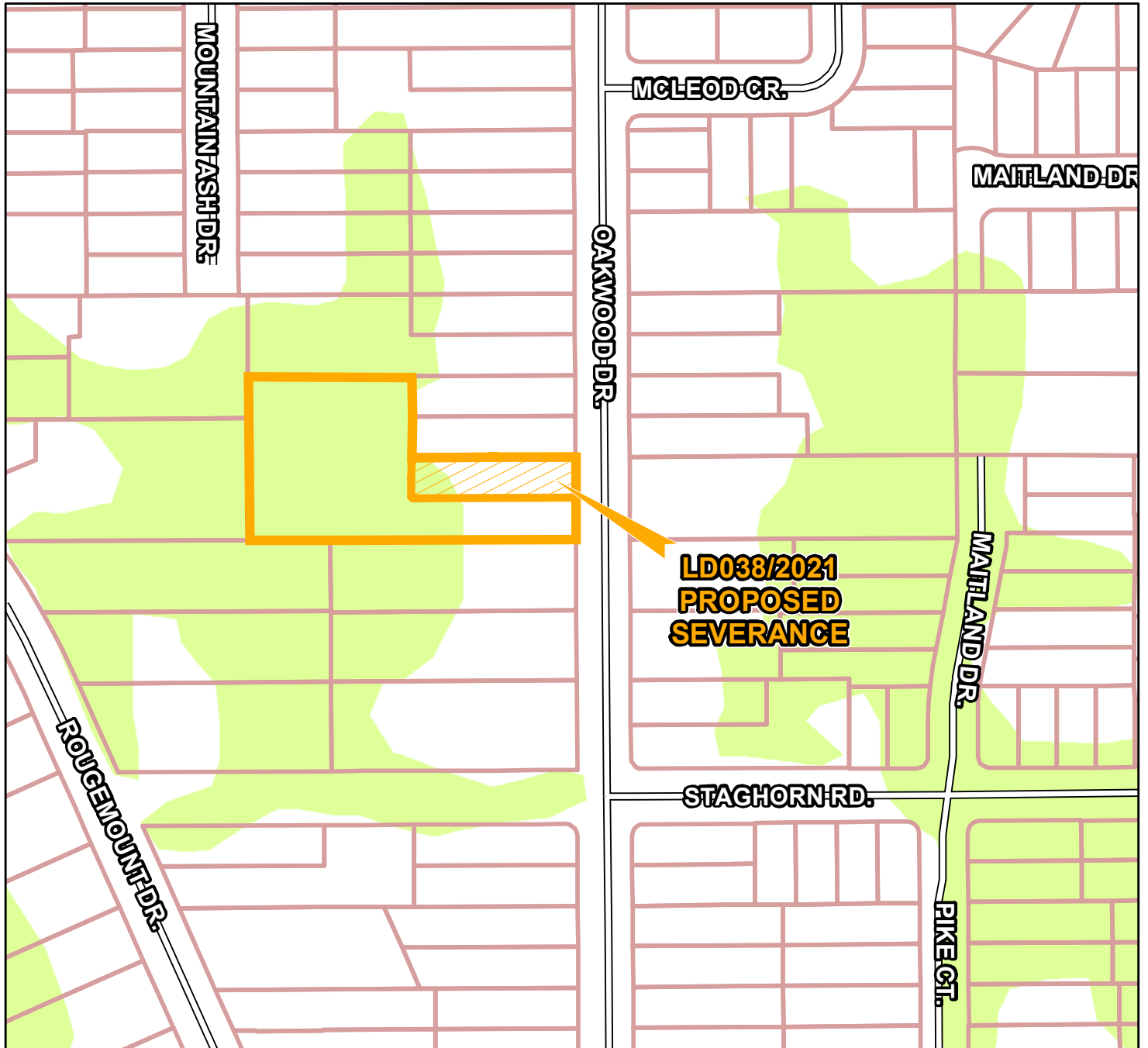
Owner: Nuteck Homes Ltd.
Agent: Grant Morris Associates Ltd.
Location: Lot 31, Conc. Range 3
City of Pickering

Consent to sever a 929.11 m² residential parcel of land, retaining a 4,639.60 m² residential parcel of land with an existing dwelling to be demolished.




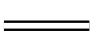

Note: Location Map on next page

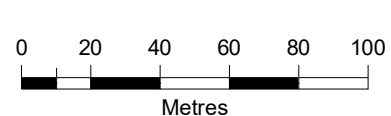


Land Division Application No: LD038/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 516 Oakwood Drive



Legend

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



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18. File: LD 039/2021

Owner: Beauchamp, Suzanne
Agent: CM Planning Inc.
Location: Lot 17, Conc. 5
Twp. of Scugog

Consent to sever a vacant 505.90m² residential parcel of land, retaining a 505.9m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD039/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 14880 Old Simcoe Road



Legend



Subject Land



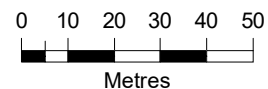
Retained Land



Parcel



Road



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19. File: LD 040/2021

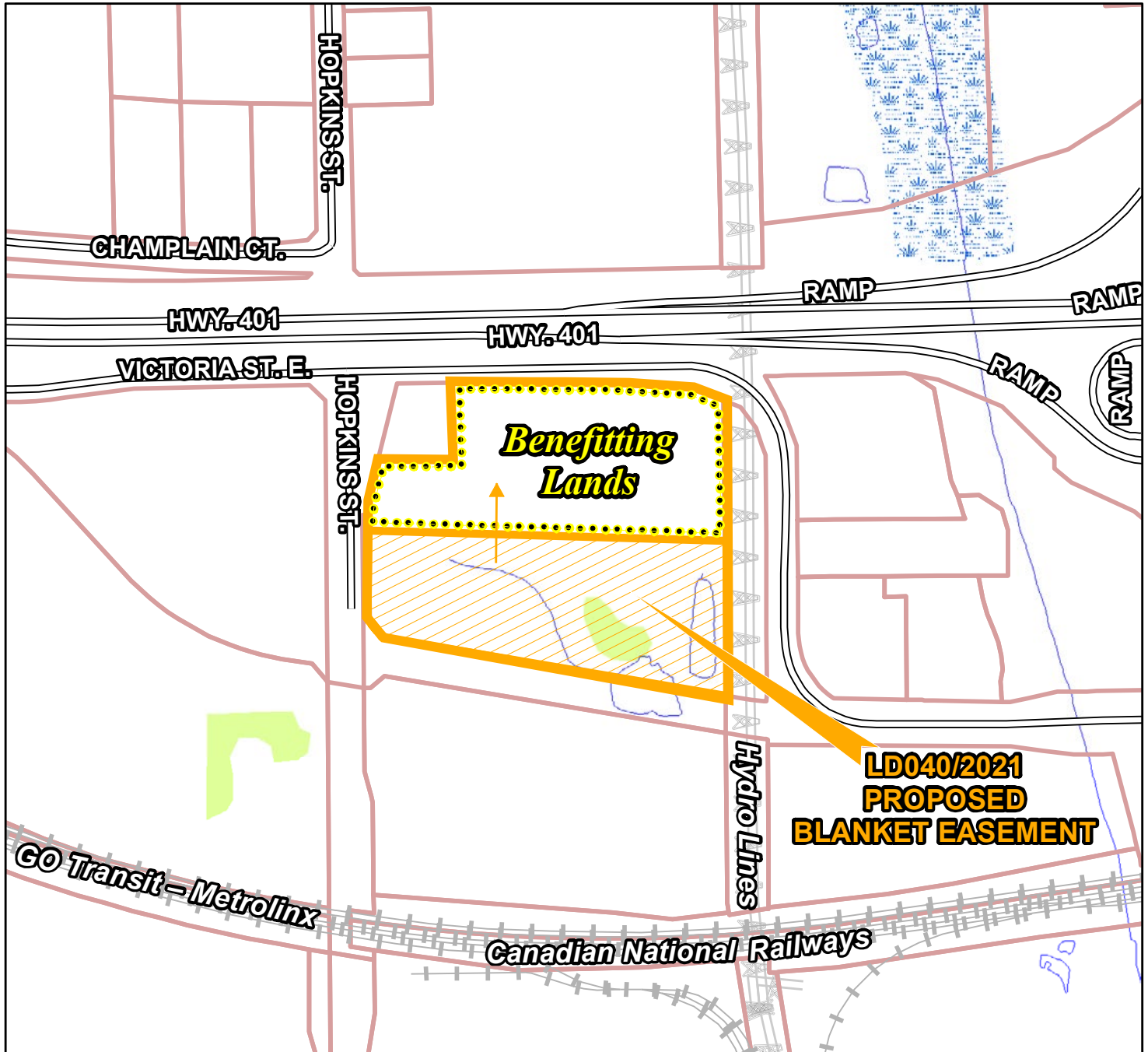
Owner: KS 1400 Victoria Street
Agent: GHD Limited
Location: Lot 22, Conc. BF
Town of Whitby

Consent to grant a 42,691.4 m² blanket storm water easement in favour of the property to the north.




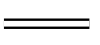



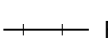
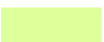

Note: Location Map on next page

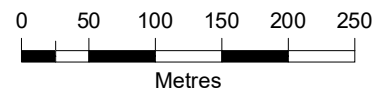


Land Division Application No: LD040/2021
Nature of Application: Proposed Blanket Easement
Municipality: Town of Whitby
Address: 1400 Victoria Street East



Legend

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



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20. File: LD 041/2021

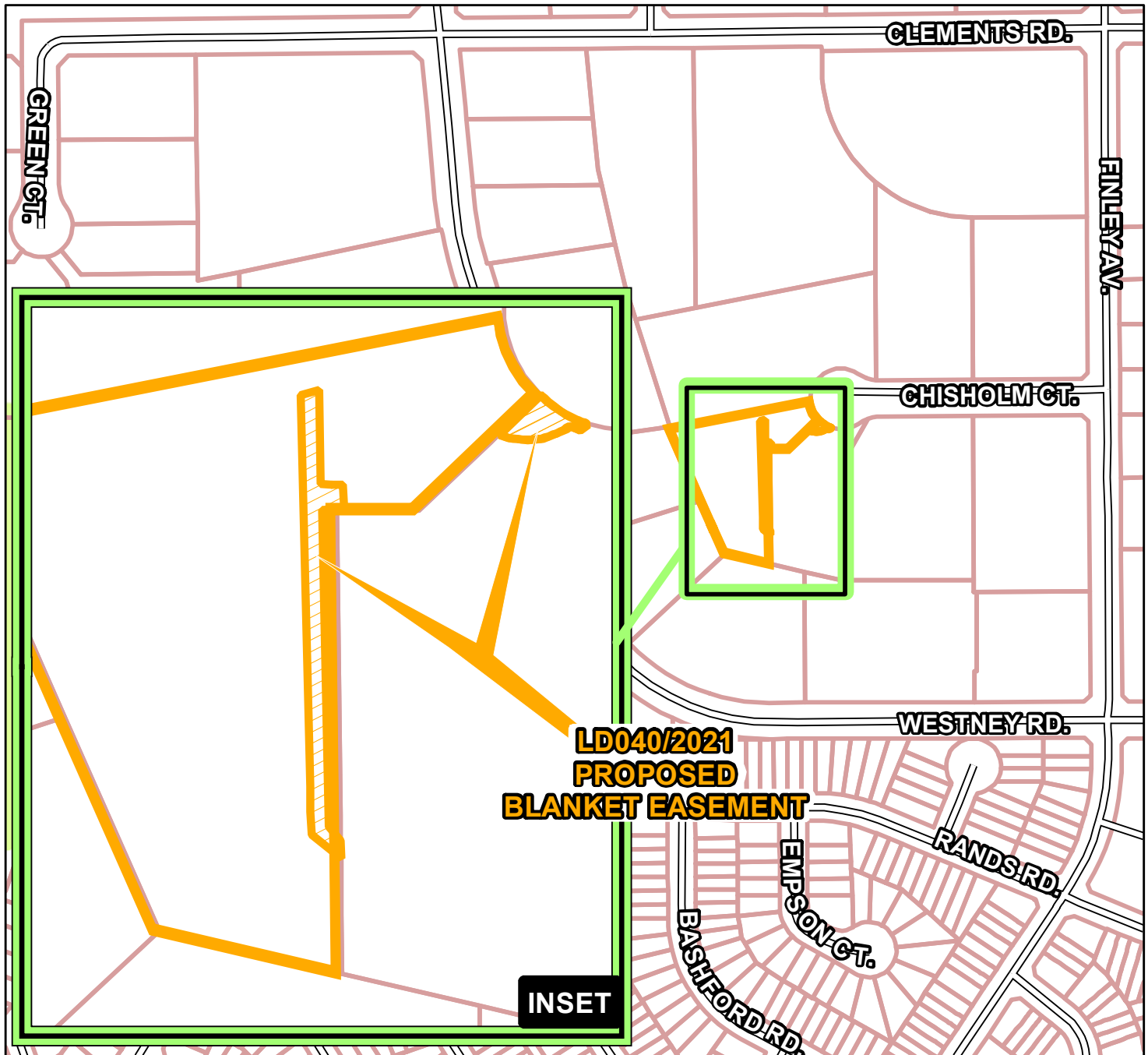
Owner: 10030708 Canada Inc.
Agent: Brutto Consulting
Location: Lot 12, Conc. RNG 3
Town of Ajax

Consent to grant 268 m² servicing easements and 58 m² access easements in favour of the property to the east, retaining a 6,166 m² industrial parcel of land.

Note: Location Map on next page

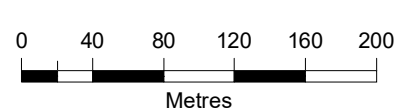


Land Division Application No: LD041/2021
Nature of Application: Proposed Blanket Easement
Municipality: Town of Ajax
Address: 10 Chisholm Court



Legend

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



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6. Date of Next Meeting: April 19, 2021

7. Adjournment

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