



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, June 12, 2023**

**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 May 15, 2023

**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**

**#      File**

1      LD 025/2023

Owner: 1331854 Ontario Limited

Agent: TD Consulting Inc. DBA: Tom deBoer

Location: Lot 13 Con 6

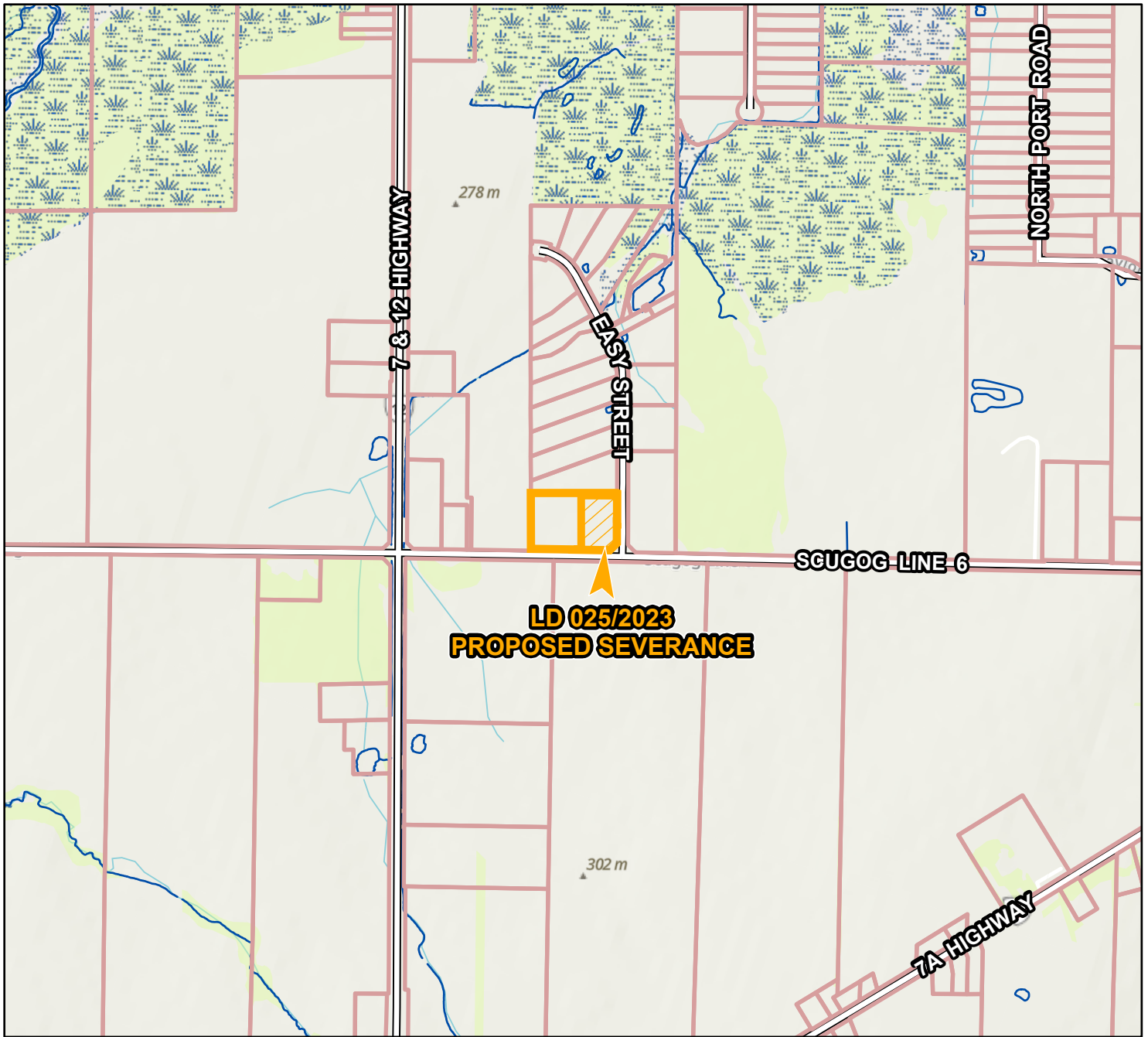
Address: 4 EASY ST, Scugog, ON

Township of Scugog

Consent to sever a vacant 0.809 HA prestige industrial parcel of land, retaining a 1.23 HA industrial parcel of land with an existing structure to remain.

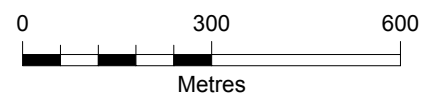


Land Division Application: LD 025/2023  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Scugog  
Address: 4 Easy Street, Port Perry



Legend

- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | Subject Land        |  | Retained Land         |
|  | Parcel - Assessment |  | Wetland               |
|  | Watercourse         |  | Significant Woodlands |



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2 LD 026/2023

Owner: 2639934 Ontario Inc

Abul Syed

Agent: Trevor Gain & Associates

Location: Lot 30 Registered Plan 397 BFC Lot 6

Address: 579 VETERANS RD, Oshawa, ON

City of Oshawa

Consent to sever a 504.5 m<sup>2</sup> residential parcel of land, retaining a 1486.3 m<sup>2</sup> residential parcel of land. Existing dwelling to be demolished.

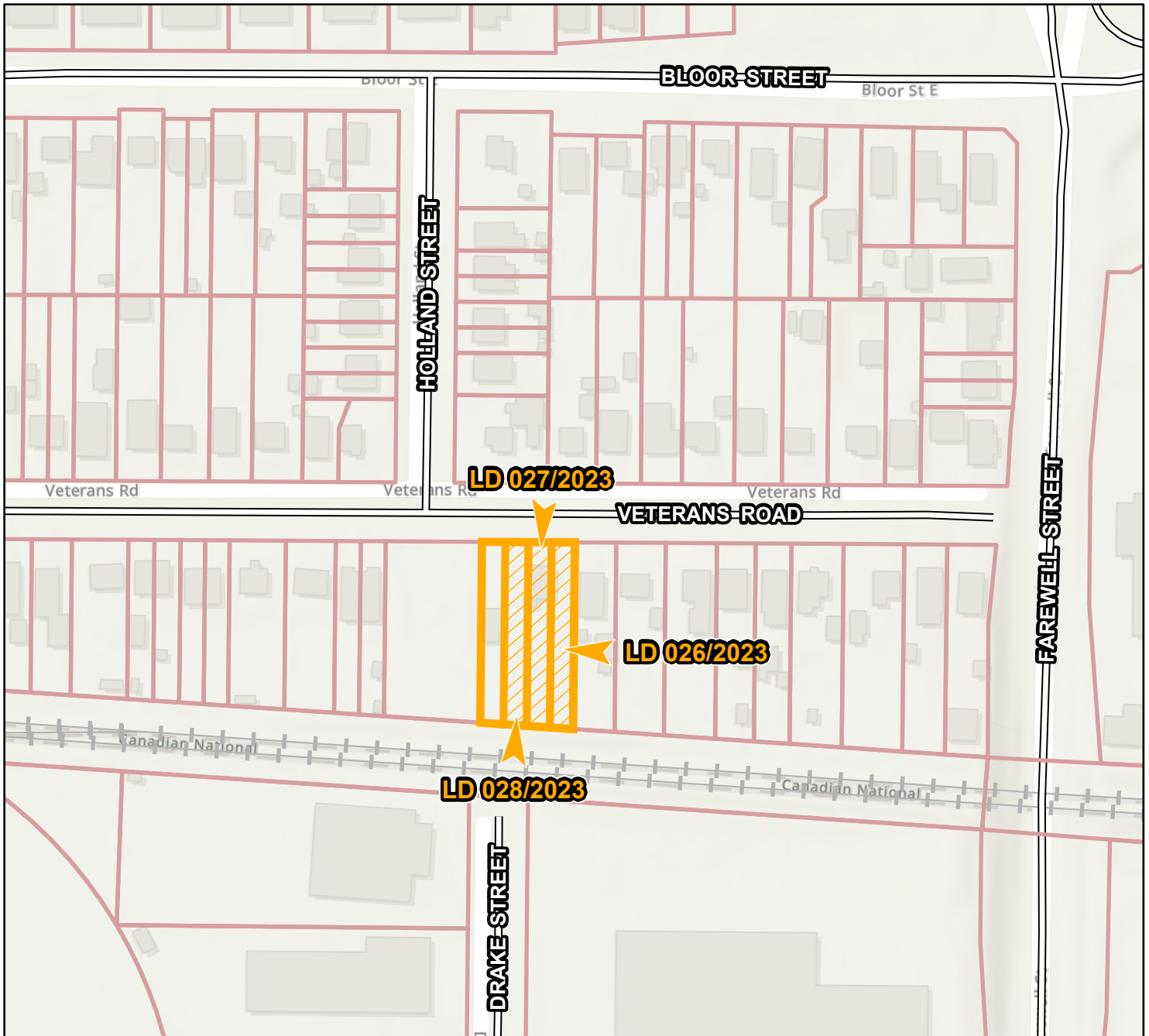


# Land Division Application: LD 026/2023 to LD 028/2023

Nature of Applications: Proposed Severance of Land

Municipality: City of Oshawa

Address: 579 Veterans Road



## Legend



Subject Land



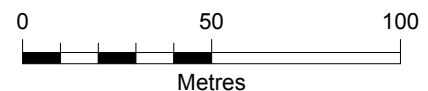
Retained Land



Parcel - Assessment



Railway



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3 LD 027/2023

Owner: 2639934 Ontario Inc

Abul Syed

Agent: Trevor Gain & Associates

Location: Lot 30, Registered Plan 397 BFC Lot 6

Address: 579 VETERANS RD, Oshawa, ON

City of Oshawa

Consent to sever a 499.3 m<sup>2</sup> residential parcel of land, retaining a 987.0 m<sup>2</sup> residential parcel of land. Existing dwelling to be demolished.

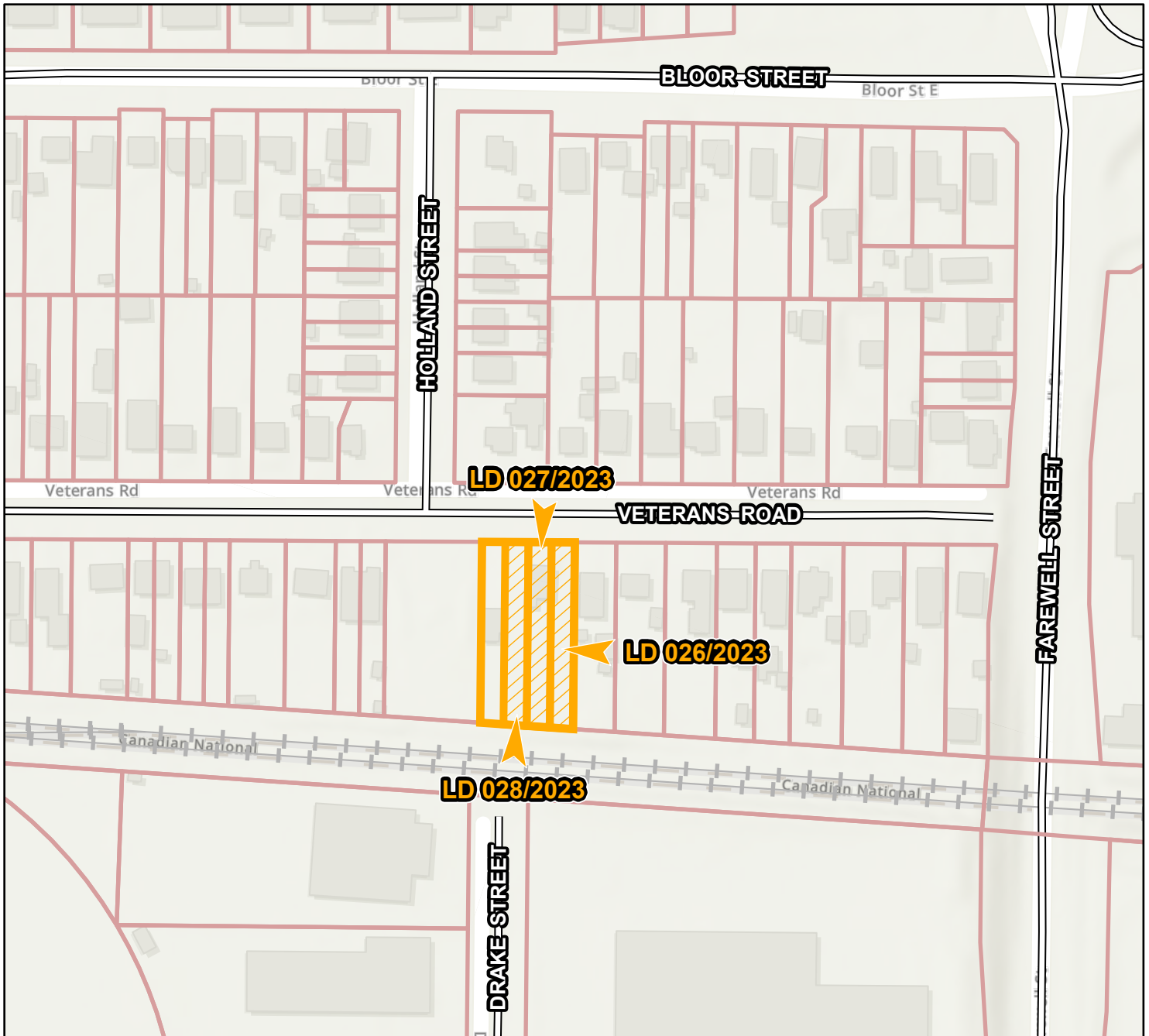


# Land Division Application: LD 026/2023 to LD 028/2023

Nature of Applications: Proposed Severance of Land

Municipality: City of Oshawa

Address: 579 Veterans Road



## Legend



Subject Land



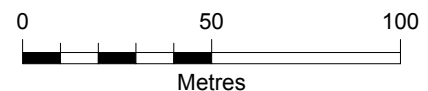
Retained Land



Parcel - Assessment



Railway



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4 LD 028/2023

Owner: 2639934 Ontario Inc

Abul Syed

Agent: Trevor Gain & Associates

Location: Lot 30, Registered Plan 397 BFC Lot 6

Address: 579 VETERANS RD, Oshawa, ON

City of Oshawa

Consent to sever a 495.4 m<sup>2</sup> residential parcel of land, retaining a 491.6 m<sup>2</sup> residential parcel of land. Existing dwelling to be demolished.

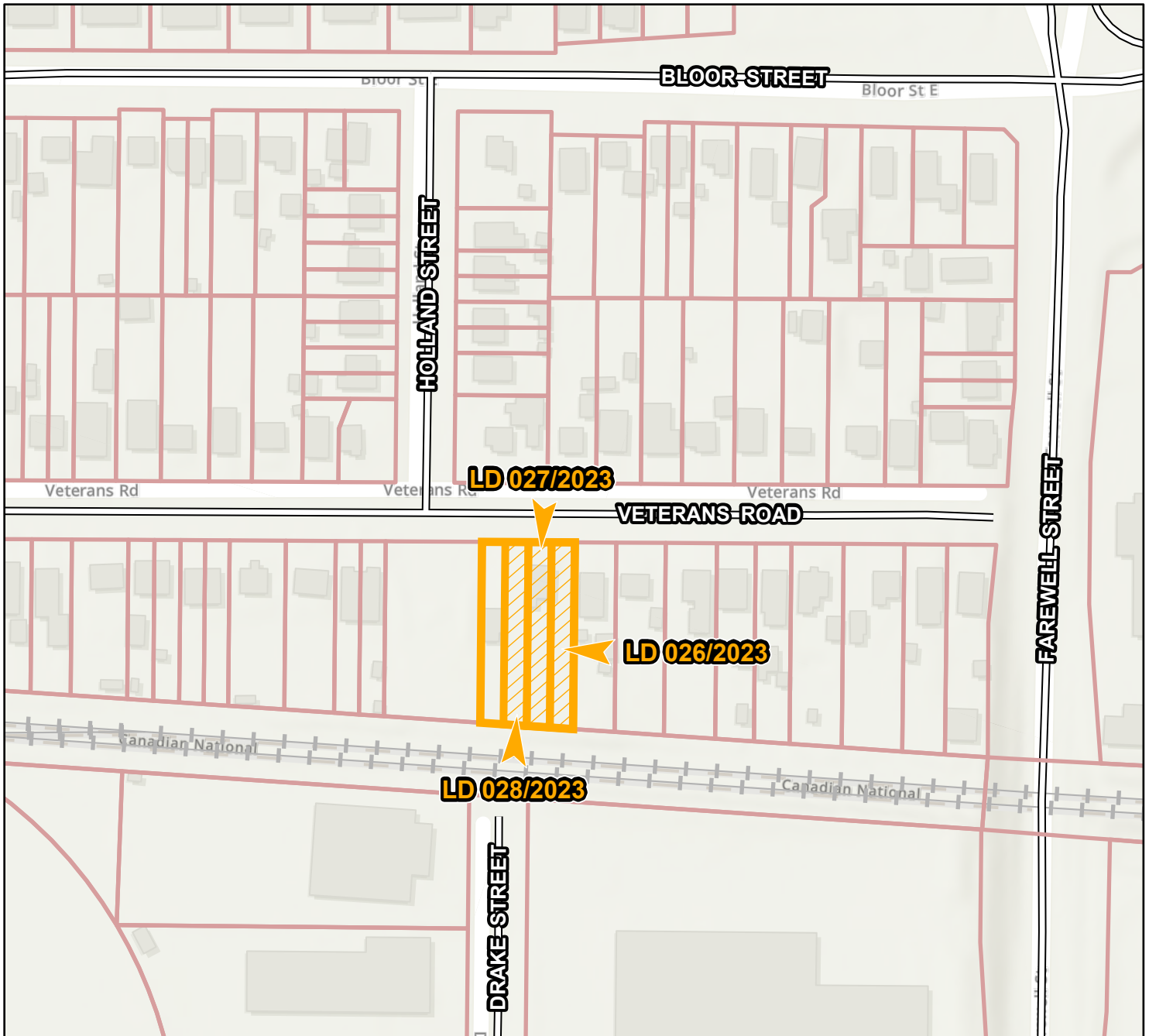


# Land Division Application: LD 026/2023 to LD 028/2023

Nature of Applications: Proposed Severance of Land

Municipality: City of Oshawa

Address: 579 Veterans Road



## Legend



Subject Land



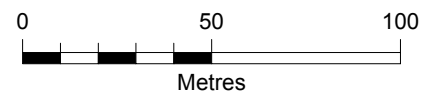
Retained Land



Parcel - Assessment



Railway



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5 LD 029/2023

Owner: Clinic Buildings (1979) Ltd. DBA: Jeff Warford

Agent: GHD Limited DBA: Steve Edwards

Location: Lot 33, Con 2

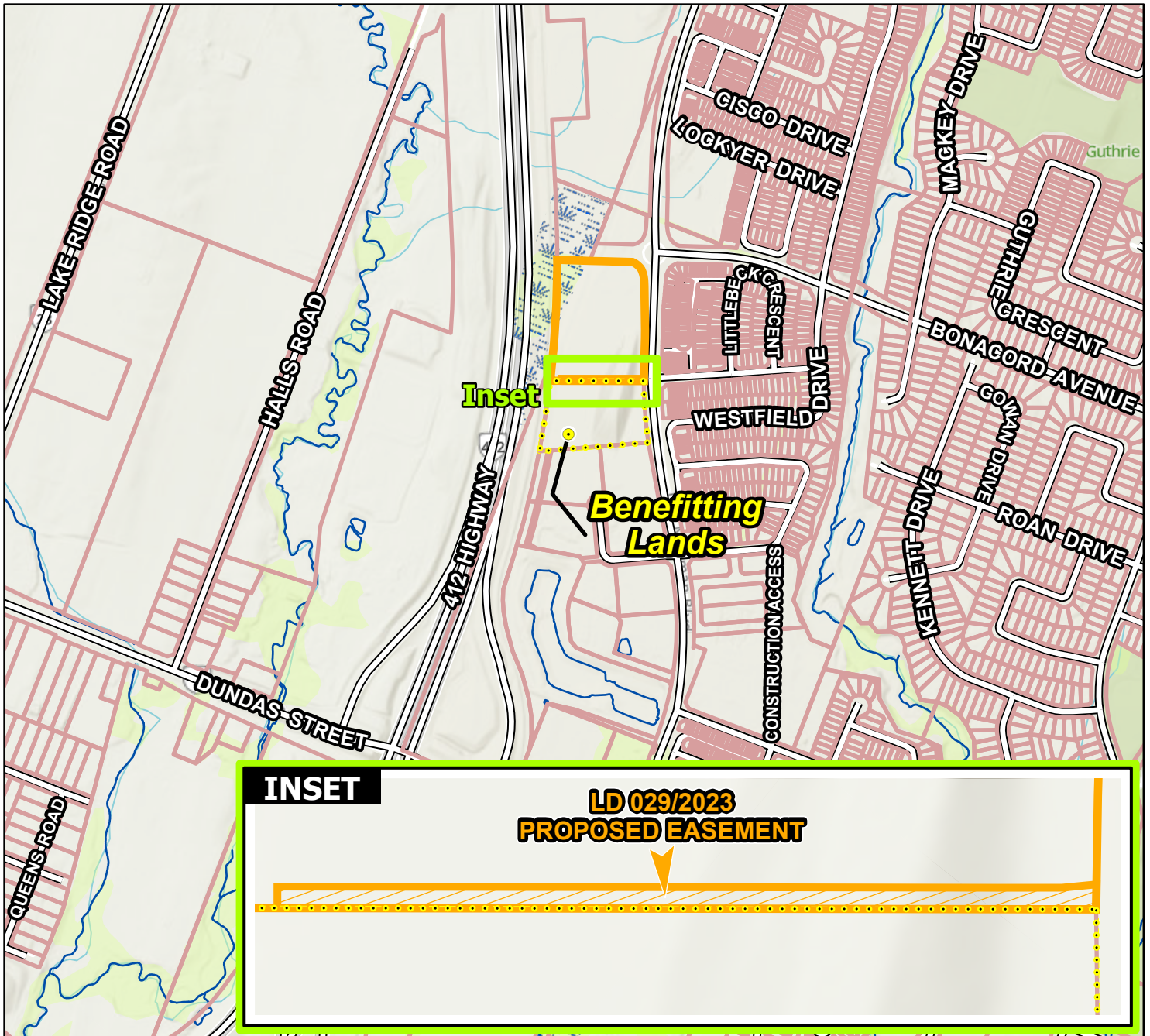
Address: 198 DES NEWMAN BLVD, Whitby, ON

Town of Whitby

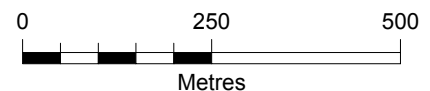
Consent to grant a 499.03 M2 access and servicing easement in favor of the property to the south, retaining an existing industrial parcel of land.



Land Division Application: LD 029/2023  
Nature of Application: Proposed Easement of Land  
Municipality: Town of Whitby  
Address: 198 Des Newman Boulevard



Legend



- |  |                     |  |                       |
|--|---------------------|--|-----------------------|
|  | Subject Land        |  | Retained Land         |
|  | Benefitting Lands   |  | Wetland               |
|  | Parcel - Assessment |  | Significant Woodlands |
|  | Watercourse         |  |                       |

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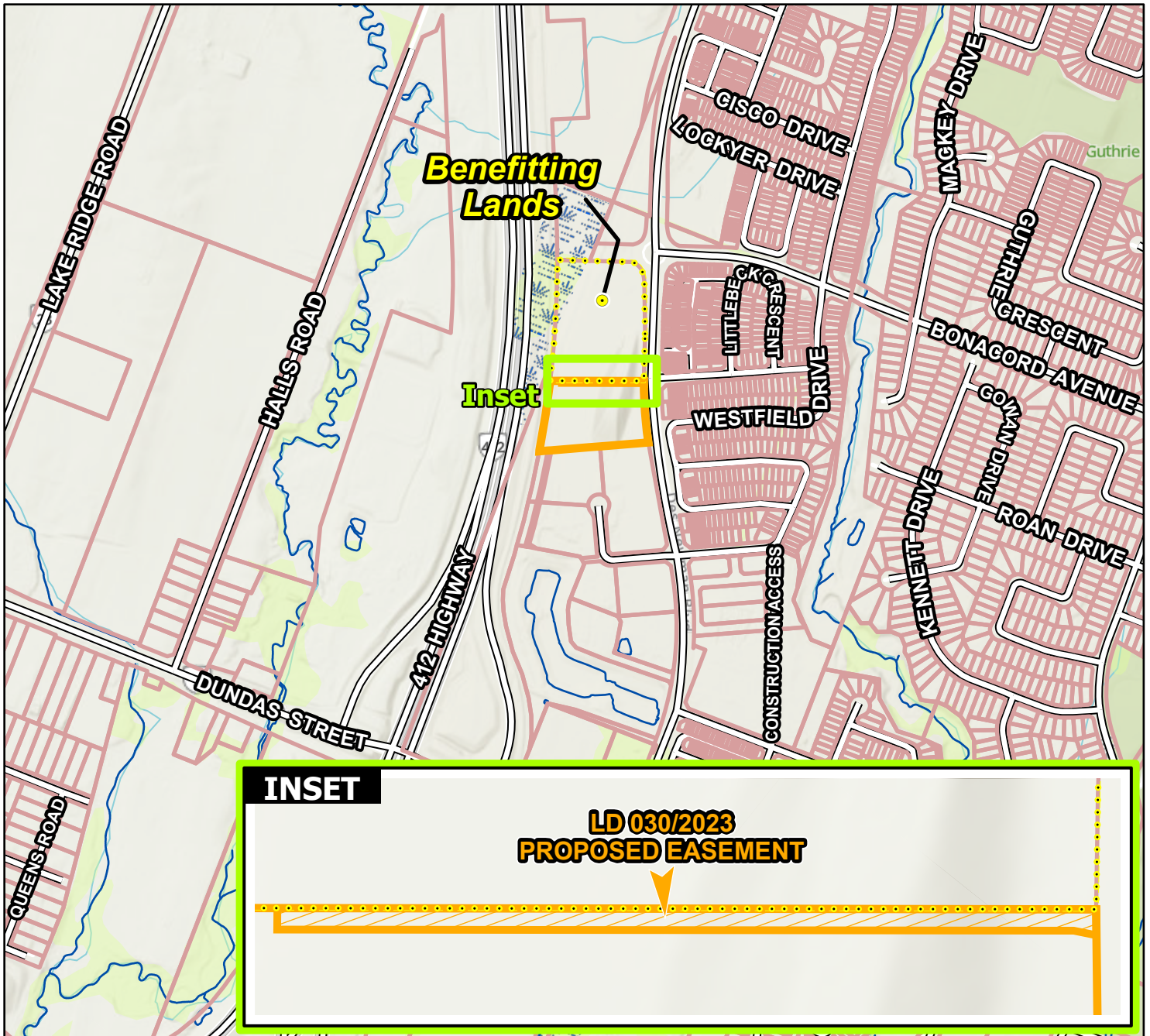
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Owner: 412 Dundas Developments Limited DBA: Shawn Shanmuganathan  
Agent: Maggie Bassani c/o Aird Berlis LLP  
Location: Block 270, Plan 40M2647  
Address: DES NEWMAN BLVD, Whitby, ON  
Town of Whitby

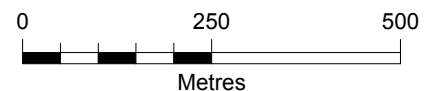
Consent to grant a 512 M2 access and servicing easement in favor of the property to the north, retaining an existing industrial parcel of land.



Land Division Application: LD 030/2023  
Nature of Application: Proposed Easement of Land  
Municipality: Town of Whitby  
Address: Des Newman Boulevard



Legend



- |  |                     |  |                       |
|--|---------------------|--|-----------------------|
|  | Subject Land        |  | Retained Land         |
|  | Benefitting Lands   |  | Wetland               |
|  | Parcel - Assessment |  | Significant Woodlands |
|  | Watercourse         |  |                       |

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7 LD 031/2023

Owner: 2739183 Ontario inc.

Agent: The Biglieri Group Ltd. DBA: Brayden Libawski

Location: Con 6 Lot 24

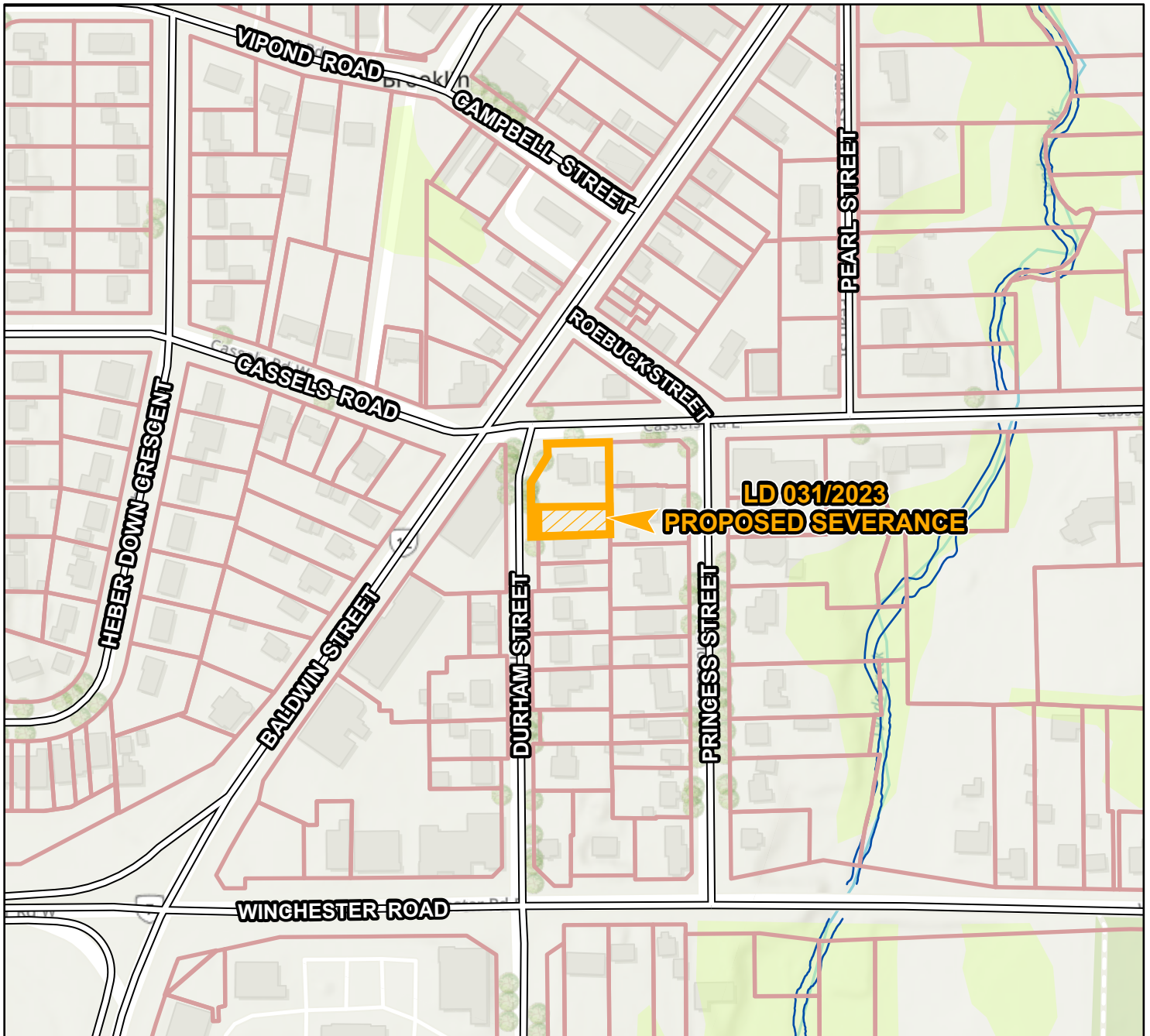
Address: 3 CASSELS RD E, Whitby, ON

Town of Whitby

Consent to sever a vacant 541 M2 residential parcel of land, retaining a 1138 M2 commercial parcel of land with an existing commercial building to remain.

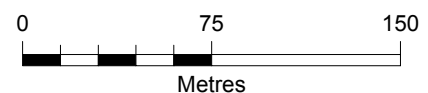


Land Division Application: LD 031/2023  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby  
Address: 3 Cassels Road East



Legend

- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | Subject Land        |  | Retained Land         |
|  | Parcel - Assessment |  | Significant Woodlands |
|  | Watercourse         |   |                       |



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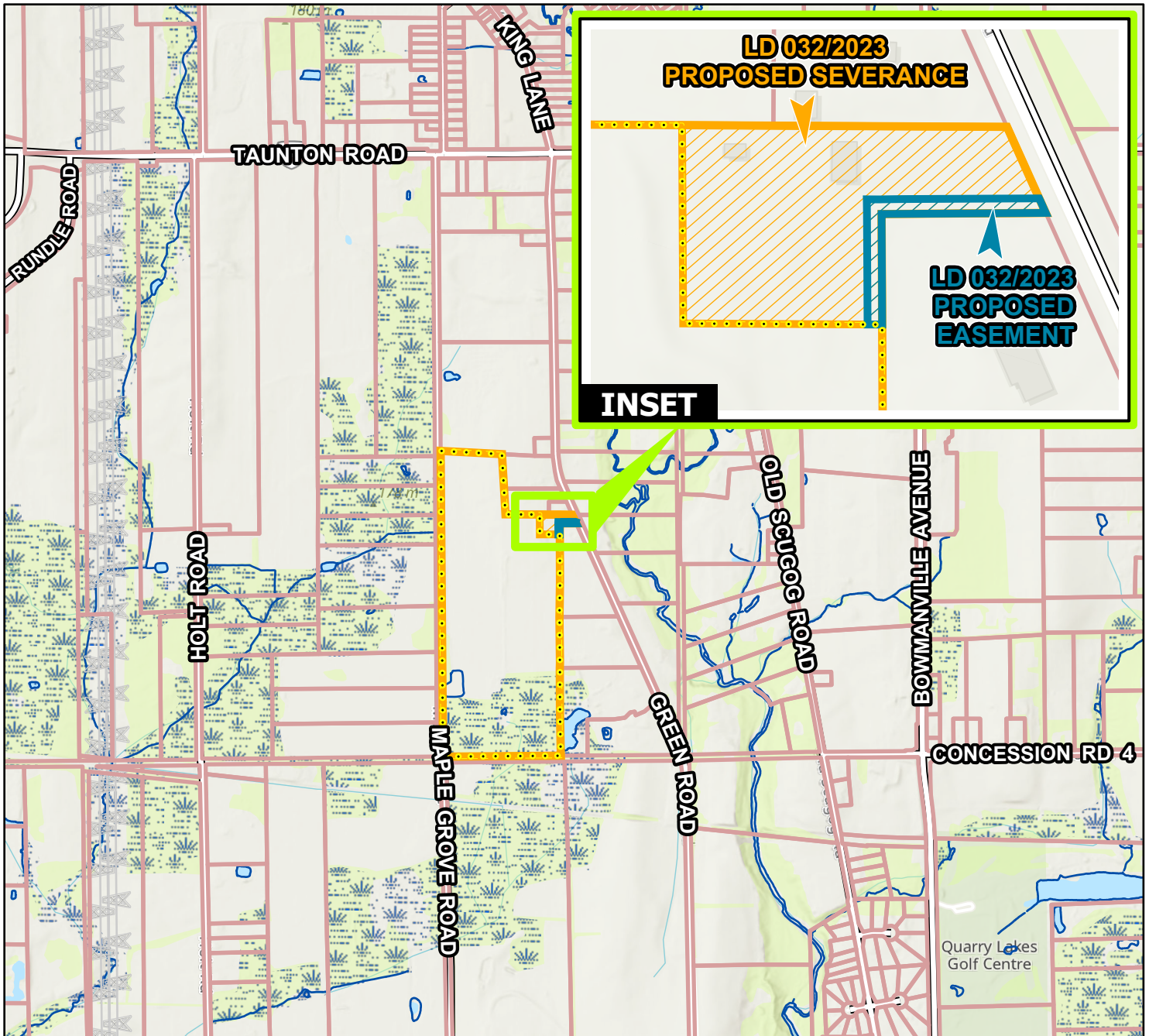
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Owner: Antonius Vissers & Theodora Vissers  
Agent: Clark Consulting Services DBA: Robert Clark  
Location: Lots 17 & 18, Con 4  
Address: 4382 GREEN RD, Clarington, ON  
Municipality of Clarington

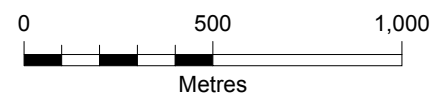
Consent to sever a 0.507 HA agricultural parcel of land with an existing dwelling to remain, retaining a vacant 36.5 HA agricultural parcel of land. Application includes easement for access in favour of the retained lands.



Land Division Application: LD 032/2023  
Nature of Application: Proposed Severance and Easement of Land  
Municipality: Municipality of Clarington  
Address: 4382 Green Road



Legend



- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | Subject Land        |  | Retained Land         |
|  | Benefitting Lands   |  | Wetland               |
|  | Parcel - Assessment |  | Significant Woodlands |
|  | Hydro Line          |   |                       |
|  | Watercourse         |   |                       |

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**6. Date of Next Meeting: July 10. 2023**

**7. Adjournment**