



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, July 10, 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 June 12, 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-2021-00002

Tabled: September 13, 2021

Owner: Carlean Evans

Agent: DAN EVANS

Location: Lot 30, Concession 6

Address: 210 BROCK ST W, Uxbridge, ON

Township of Uxbridge

Consent to sever a vacant 507.32 m2 residential parcel of land, retaining a 506.92 m2 residential parcel of land with an existing dwelling to remain.

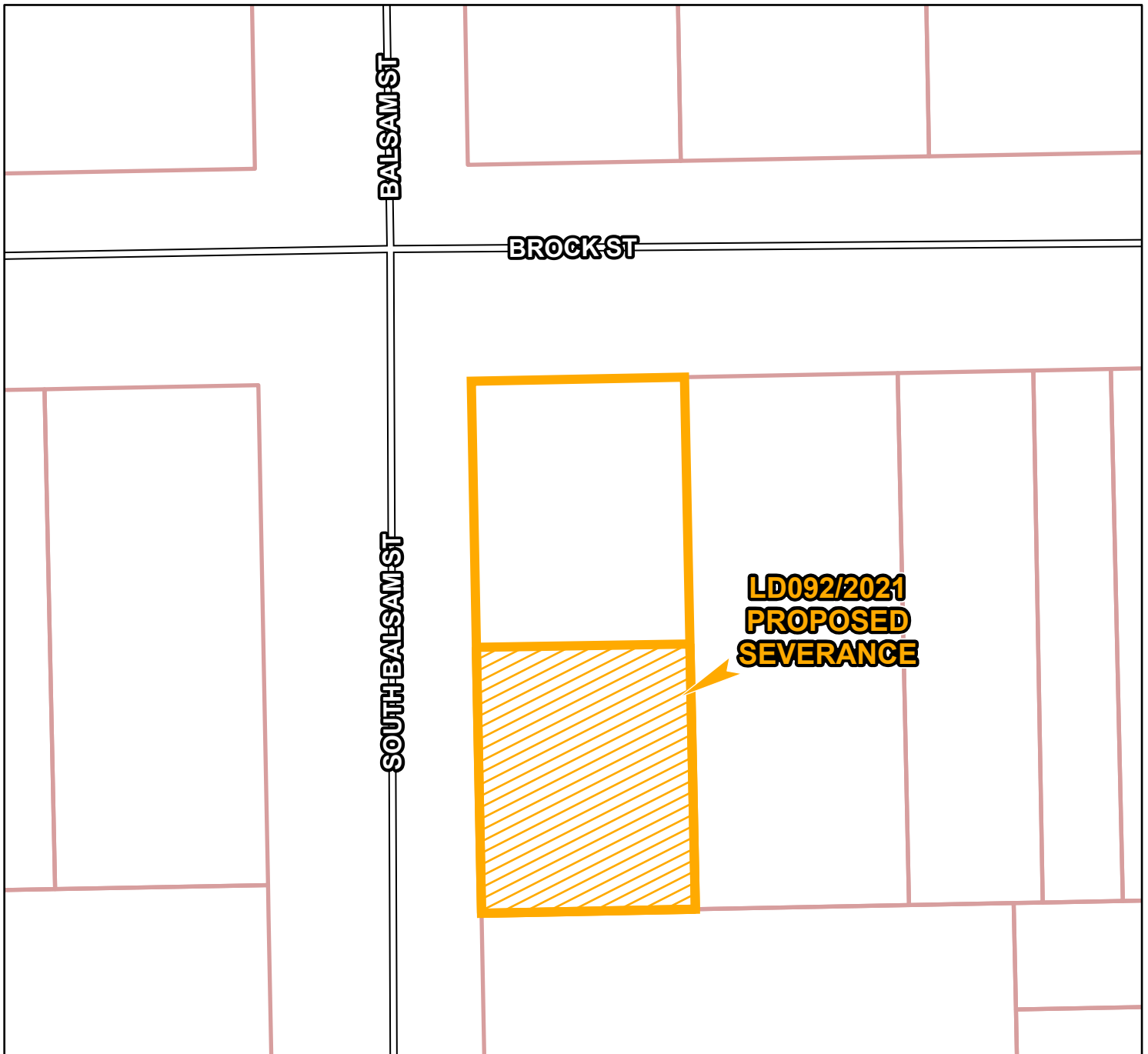


Land Division Application No: LD092/2021 (LD-2021-00002)

Nature of Application: Proposed Severance of Land

Municipality: Township of Uxbridge

Address: 210 Brock St. West



Legend



Subject Land



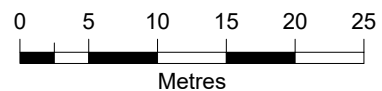
Retained Land



Parcel



Road



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2 LD 102/2022

Tabled: September 12, 2022

Owner: 2679857 Ontario Limited

Agent: D.G Biddle & Associates

Location: Lot 31, Con 4

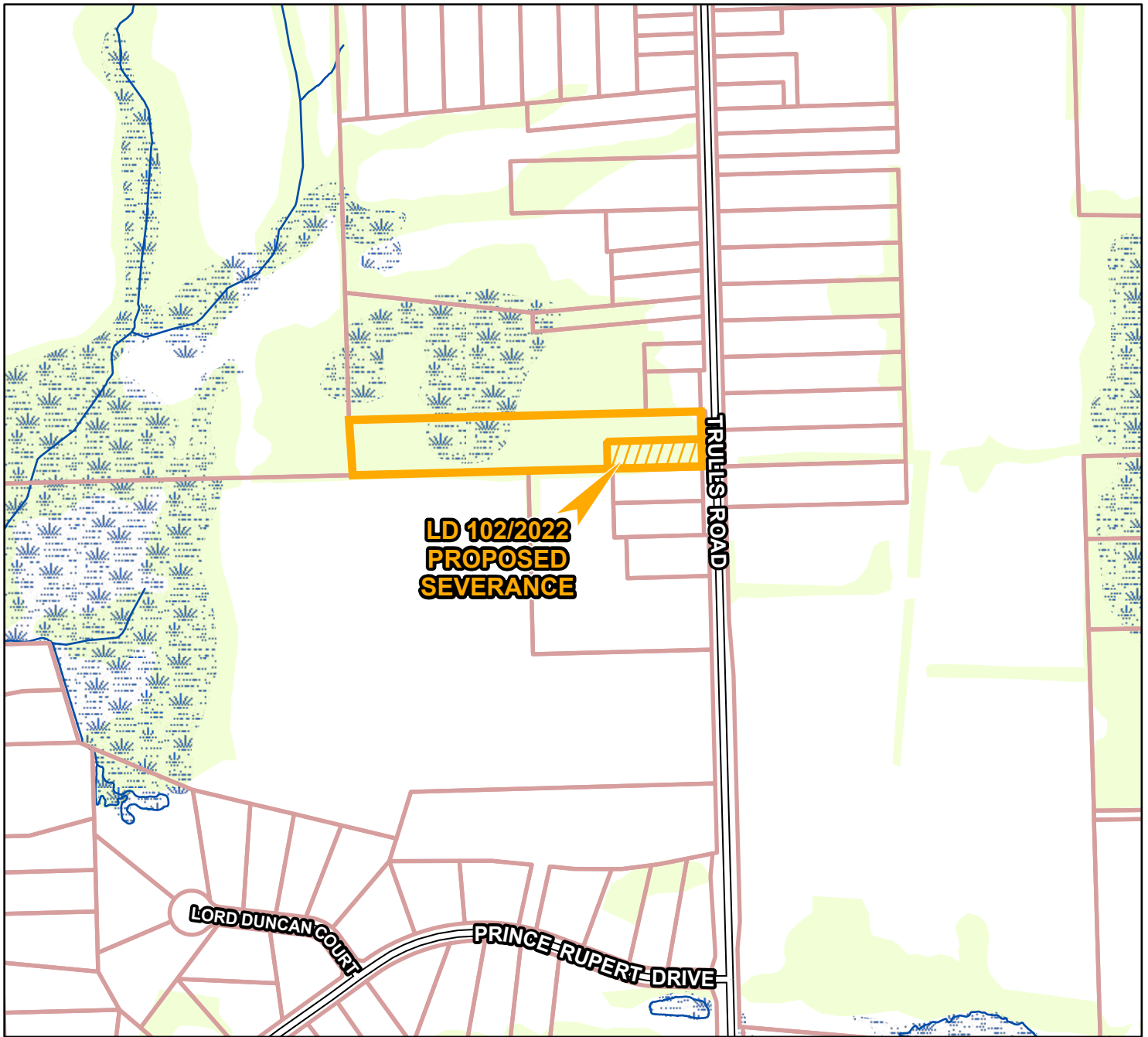
Address: 4458 TRULLS RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 3,230 m² hamlet lot, retaining a vacant 20,780 m² hamlet lot.

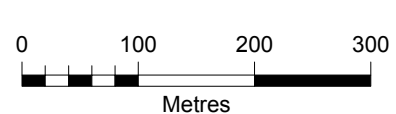


Land Division Application: LD 102/2022
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 4458 Trulls Road



Legend

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



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3 LD 033/2023

Owner: 2695867 Ontario Inc DBA: J Cooper

Township of Uxbridge DBA: Debbie Leroux, Clerk

Agent: HRB Planning Centre DBA: Stacey Williams; Howard Friedman

Location: Con 6 Lot 35

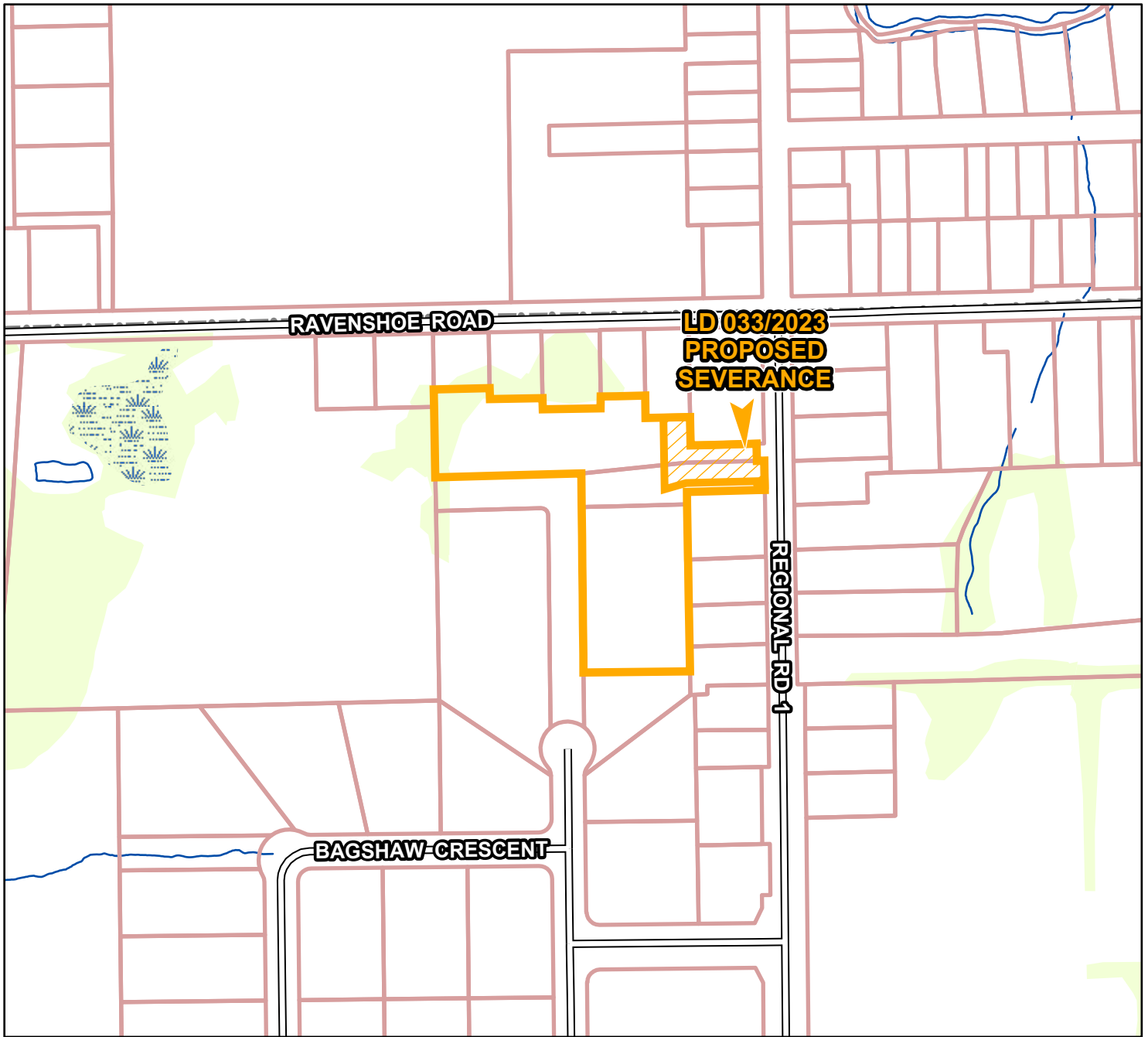
Address: RAVENSHOE RD, Uxbridge, ON

Township of Uxbridge







Consent to sever a vacant 2,000 M2 hamlet residential lot, retaining a 1.79 HA hamlet residential parcel of land.

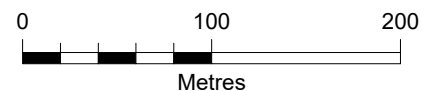


Land Division Application: LD 033/2023
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: Ravenshoe Road



Legend

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



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Owner: Lynne Best
Wayne Best

Agent: Ryan Best

Location: Con 3 lot 29

Address: 1712 NASH RD, Clarington, ON

Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 1056.96 M2 residential parcel of land. Existing dwelling to be demolished.

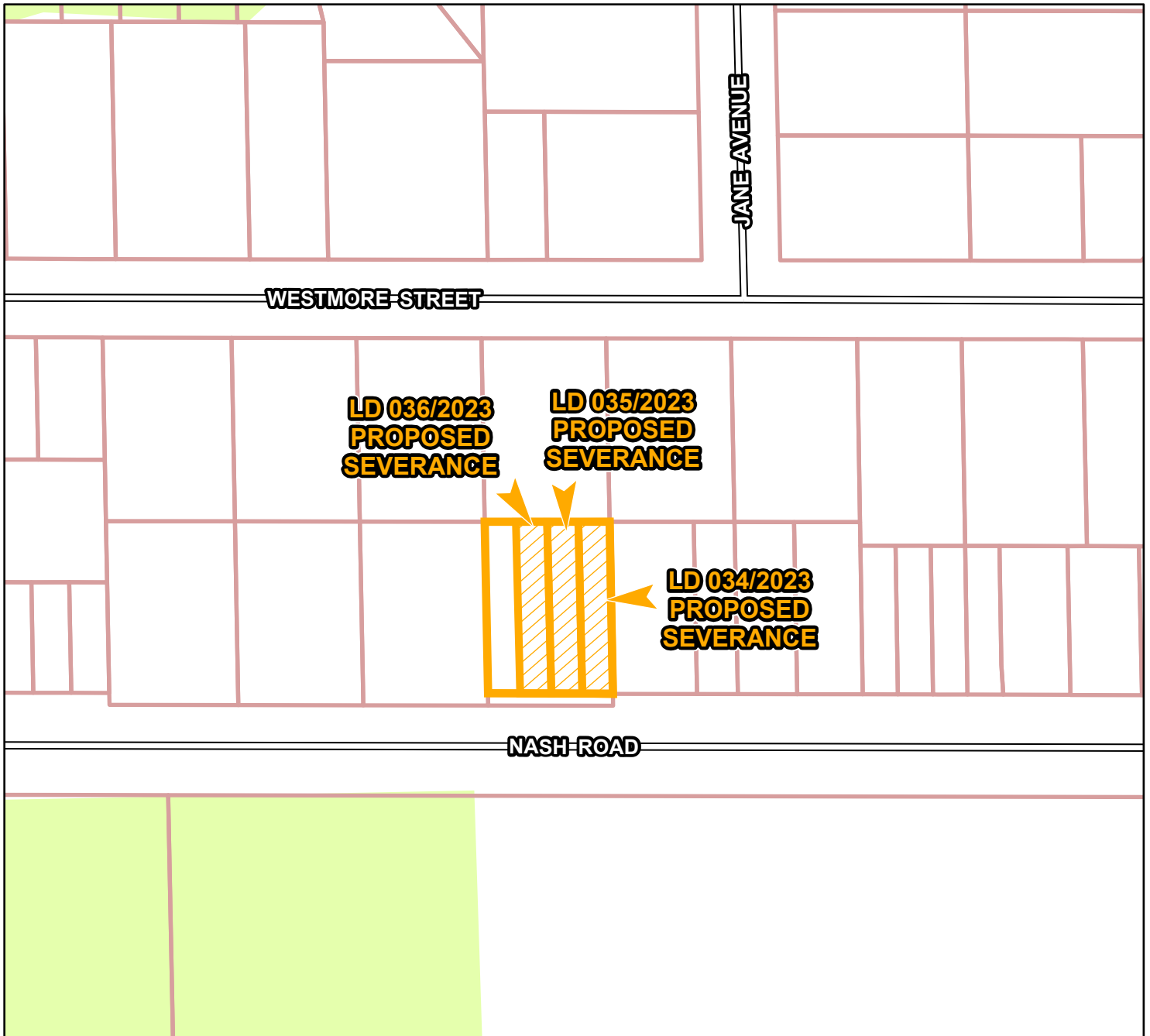


Land Division Applications: LD 034/2023 to LD 036/2023

Nature of Applications: Proposed Severance of Land

Municipality: Municipality of Clarington

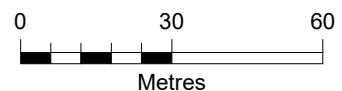
Address: 1712 Nash Road, Courtice



Legend

- Retained Land
- Subject Land

- Parcel - Assessment
- Significant Woodlands



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5 LD 035/2023

Owner: Lynne Best
Wayne Best

Agent: Ryan Best

Location: LT 14 P1 N32

Address: 1712 NASH RD, Clarington, ON

Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 704.64 M2 residential parcel of land. Existing dwelling to be demolished.

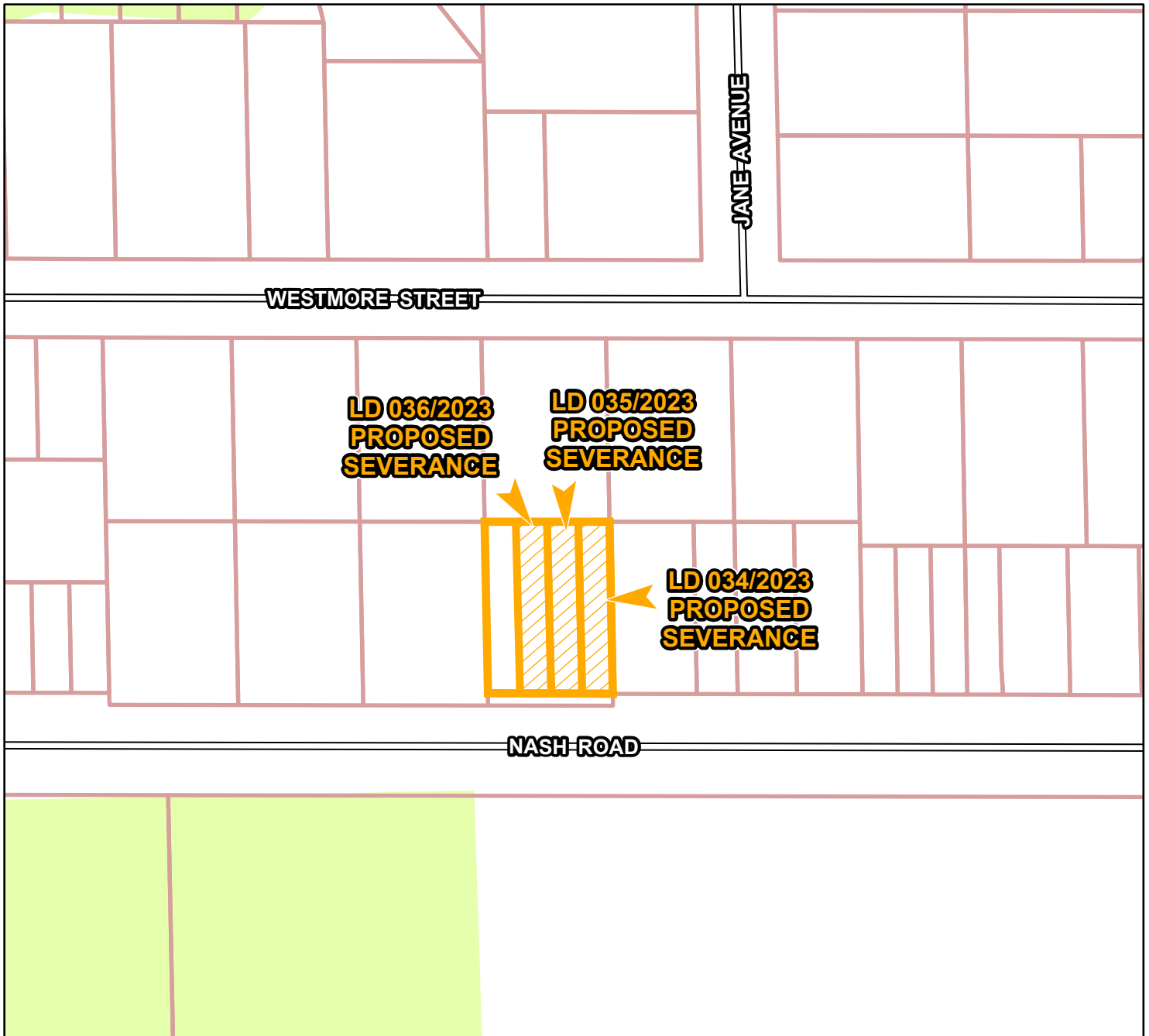


Land Division Applications: LD 034/2023 to LD 036/2023



Nature of Applications: Proposed Severance of Land



Municipality: Municipality of Clarington

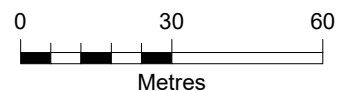
Address: 1712 Nash Road, Courtice



Legend

-  Retained Land
-  Subject Land

-  Parcel - Assessment
-  Significant Woodlands



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6 LD 036/2023

Owner: Lynne Best
Wayne Best

Agent: Ryan Best

Location: LT 14 P1 N32

Address: 1712 NASH RD, Clarington, ON

Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 352.32 M2 residential parcel of land. Existing dwelling to be demolished.

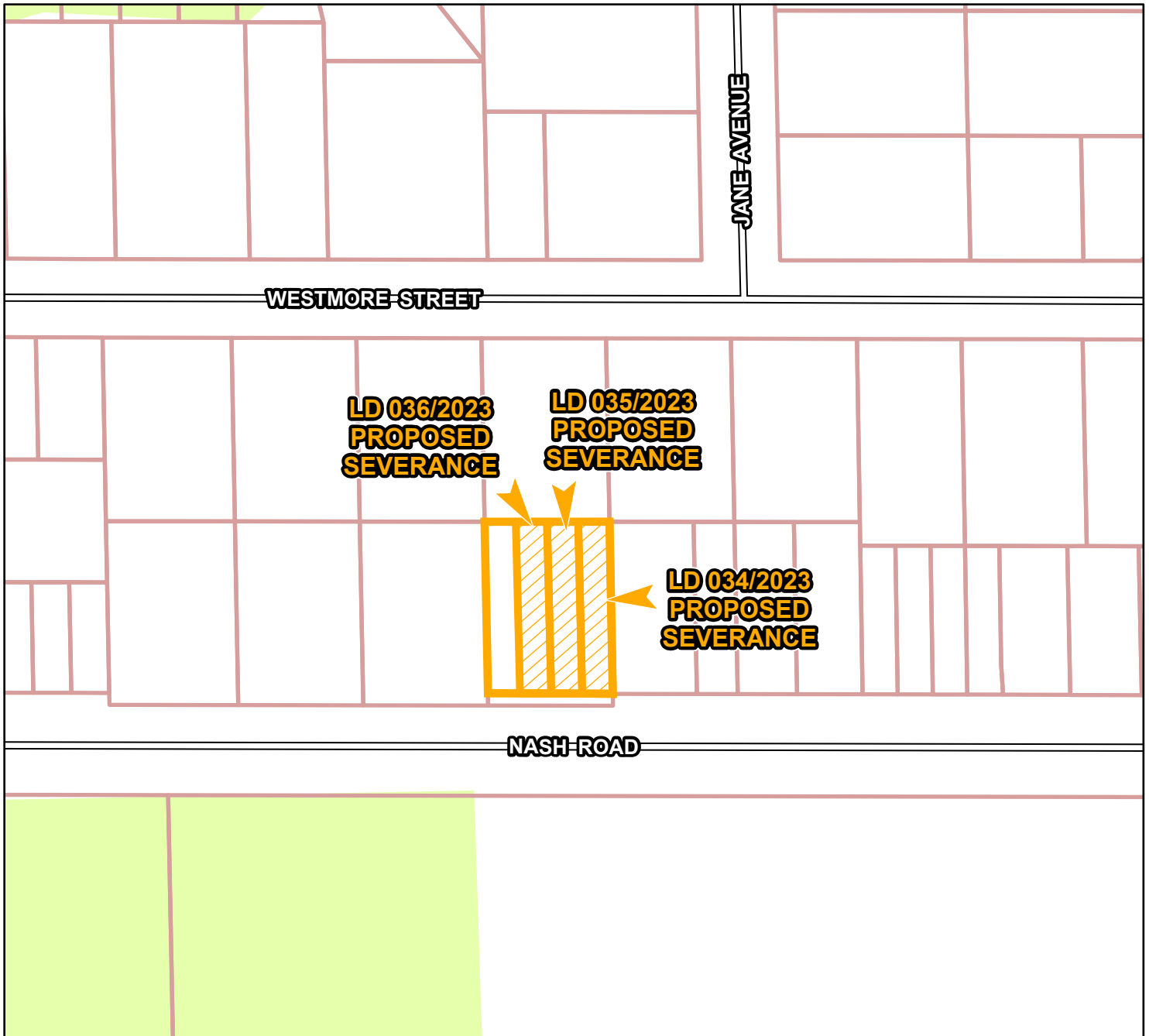


Land Division Applications: LD 034/2023 to LD 036/2023



Nature of Applications: Proposed Severance of Land



Municipality: Municipality of Clarington

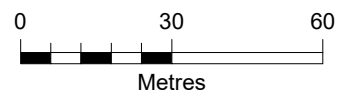
Address: 1712 Nash Road, Courtice



Legend

-  Retained Land
-  Subject Land

-  Parcel - Assessment
-  Significant Woodlands



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7 LD 037/2023

Owner: Brooklin development General partner Ltd DBA: Frank Filippo

Agent: Brooklin development General partner Ltd DBA: Frank Filippo

Location: Con 6 Lot 27 and 28

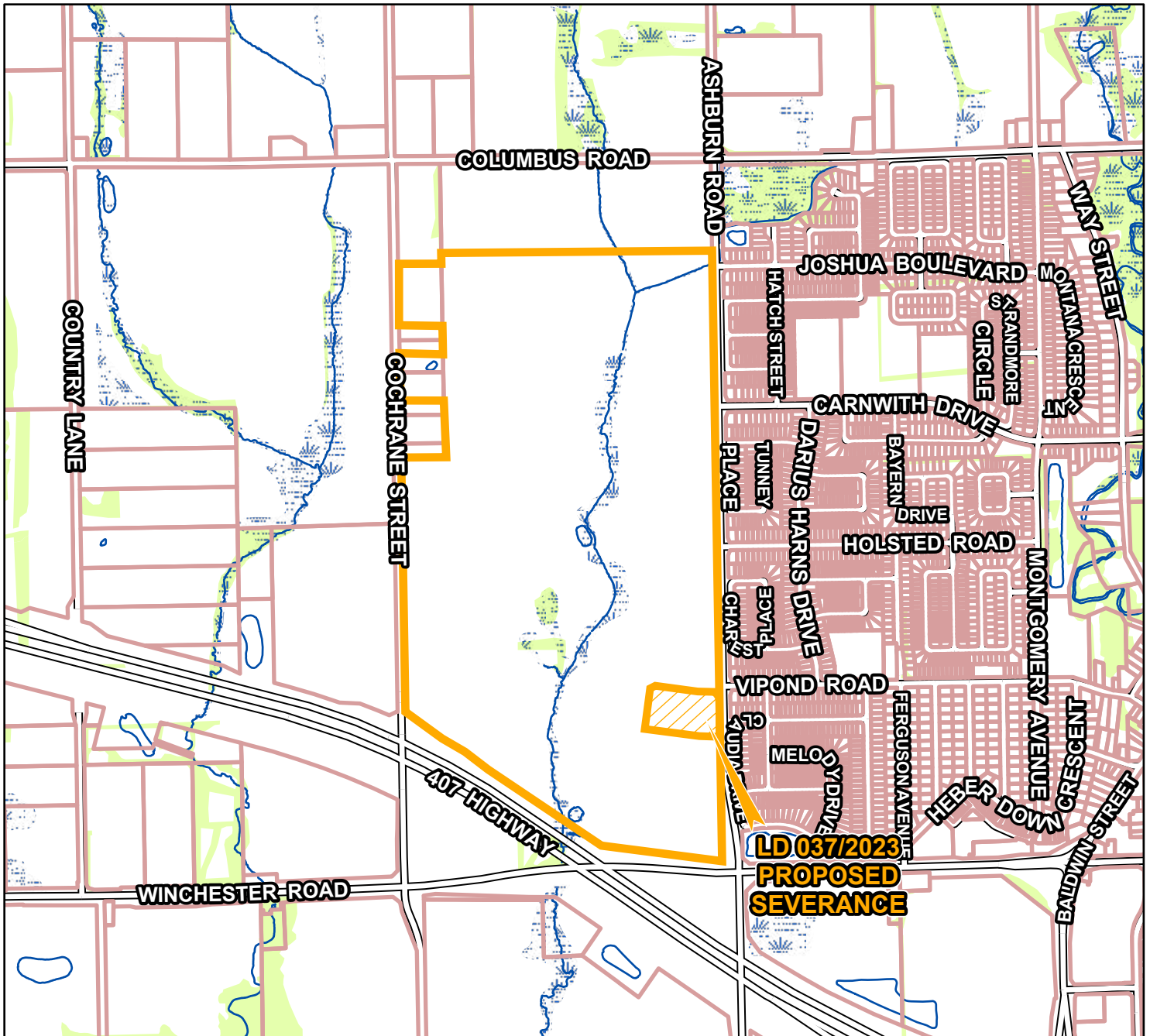
Address: 330 WINCHESTER RD W, Whitby, ON

Town of Whitby


Consent to sever a vacant 1.985 HA institutional parcel of land, retaining a vacant 110.99 HA parcel of land draft approved for a residential plan of subdivision.

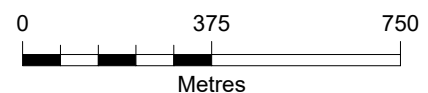


Land Division Application: LD 037/2023
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 330 Winchester Road West



Legend

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



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8 LD 038/2023

Owner: Paige Bolahood

Agent: Paige Bolahood

Location: Con 2 Lot 13

Address: 4 FREDERICK AVE, Clarington, ON

Municipality of Clarington






Consent to sever a 487.79 M2 residential parcel of land, retaining a 487.79 M2 residential parcel of land with an existing dwelling to be demolished.

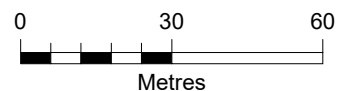


Land Division Application: LD 038/2023
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 4 Frederick Avenue, Bowmanville



Legend

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



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Owner: Twelve Stone Homes DBA: Stephen

Agent: Michael Smith Planning Consultants DBA: Gord Mahoney

Location: Con 13 Lot 24

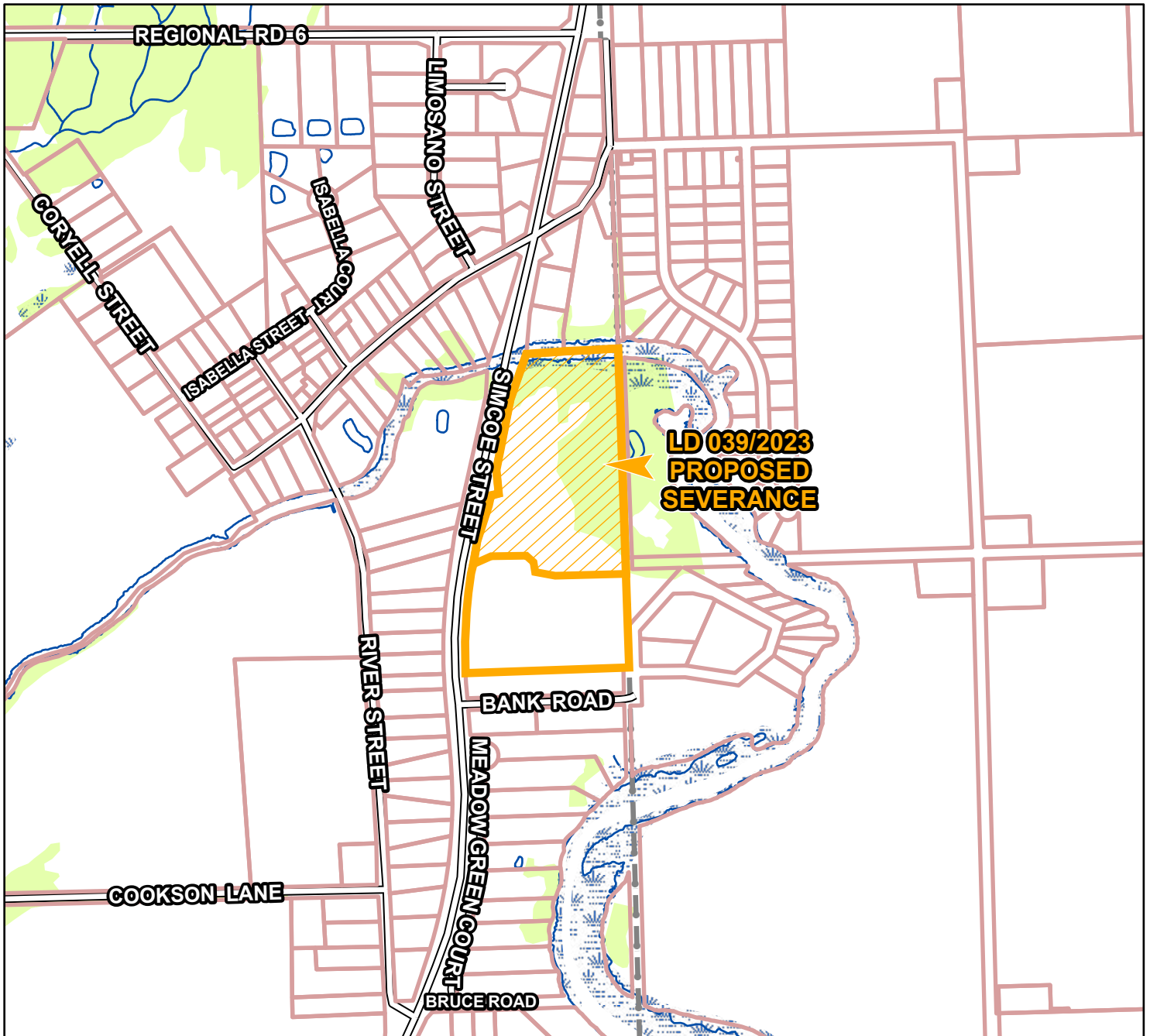
Address: 22451 SIMCOE ST, Scugog, ON

Township of Scugog

Consent to sever a 7.676 HA agricultural parcel of land, retaining a 4.769 HA agricultural parcel of land for future development.

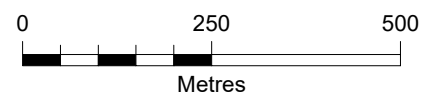


Land Division Application: LD 039/2023
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 22451 Simcoe Street



Legend

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



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10 LD 040/2023

Owner: Nicolas Renggli (Ruti Farms)

Agent: Luke Puckrin

Location: Con 12 Lot 14

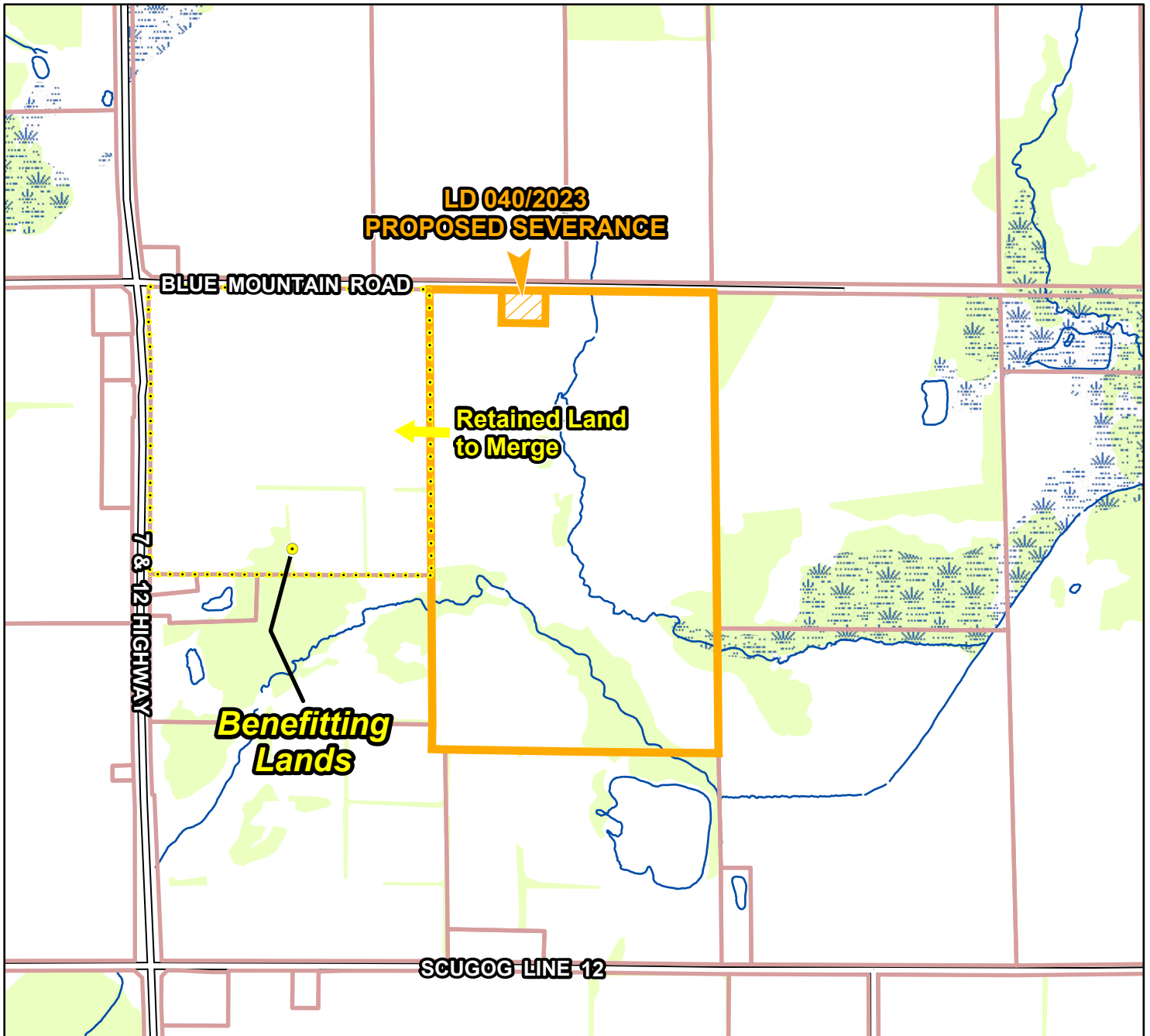
Address: 1350 BLUE MOUNTAIN RD, Scugog, ON

Township of Scugog







Consent to sever a 0.6 HA agricultural parcel of land with existing dwelling to remain, retaining 54.53 HA agricultural parcel of land. The retained vacant parcel will be merged with the adjacent farmland to the west.

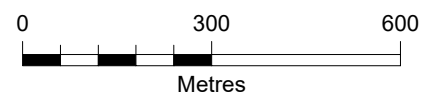


Land Division Application: LD 040/2023
Nature of Application: Proposed Severance of Land
Municipality: Township of Scugog
Address: 1350 Blue Mountain Road



Legend

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



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11 LD 041/2023

Owner: Brundale Fine Homes Ltd. DBA: Tony Bruno
Agent: JKO Planning Services Inc. DBA: Jim Kotsoplous
Location: Con 6 Lot 32
Address: 25 JONATHAN ST, Uxbridge, ON
Township of Uxbridge



Consent to sever a 835.60 M2 residential parcel of land, retaining a 835.64 M2 residential parcel of land. Existing dwelling to be demolished.




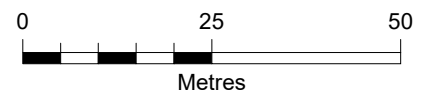
Land Division Application: LD 041/2023
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 25 Jonathan Street



Legend

-  Subject Land
-  Retained Land

-  Parcel - Assessment



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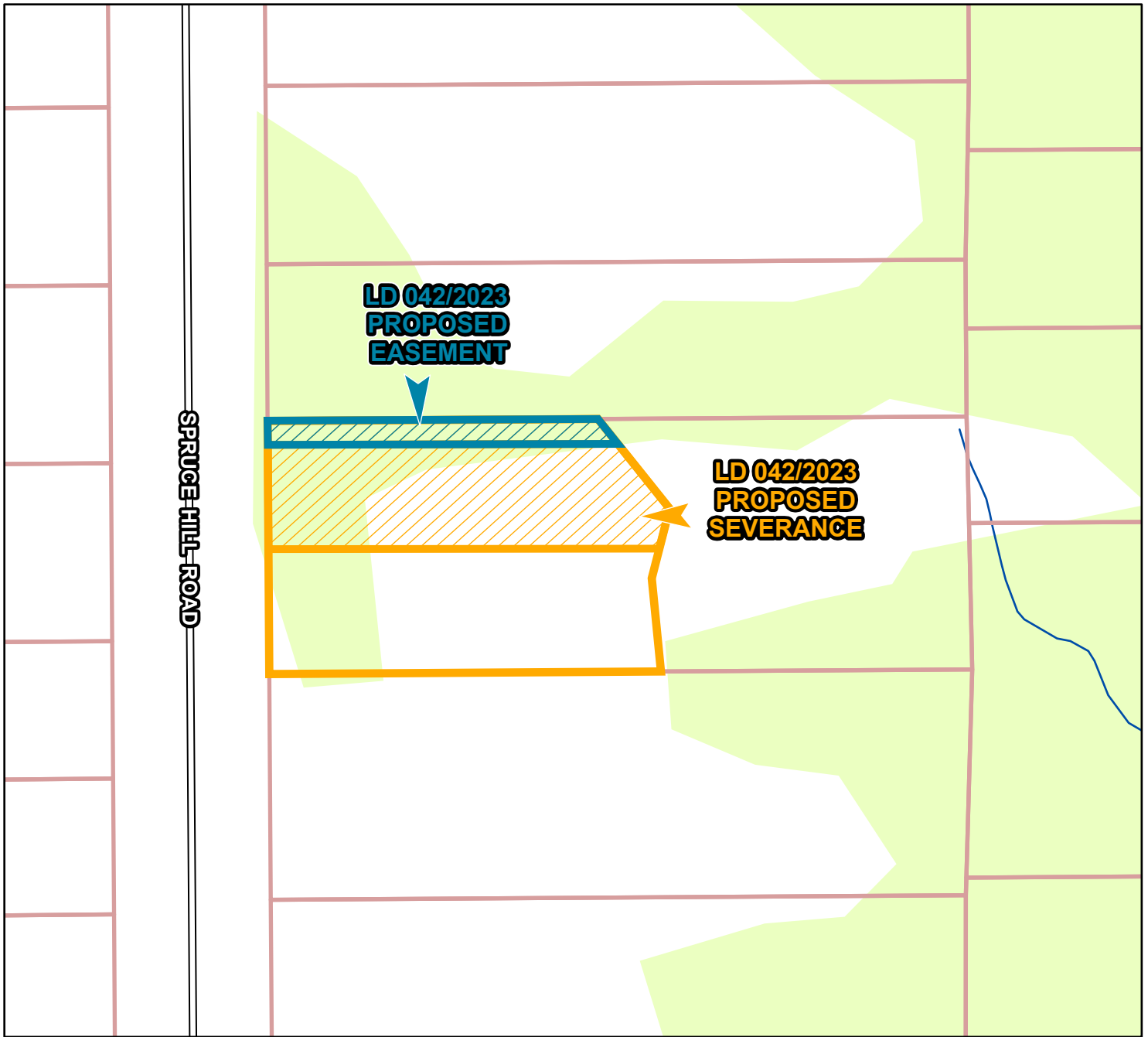
12 LD 042/2023

Owner: 1000077319 Ontario Inc
Agent: Wajid Iqbal DBA: Wajid Iqbal
Location: Con 1 Lot 27
Address: 1915 SPRUCE HILL RD, Pickering, ON
City of Pickering

Consent to sever a 675.6 M2 residential parcel of land, retaining a 780.6 M2 residential parcel of land. Existing dwelling to be demolished. Application includes easement

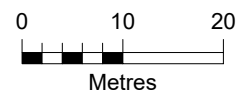


Land Division Application: LD 042/2023
Nature of Application: Proposed Severance and Easement of Land
Municipality: City of Pickering
Address: 1915 Spruce Hill Road



Legend

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



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13 LD 043/2023

Owner: Winash Developments Limited

Agent: Stephanie Volpentesta DBA: Stephanie Volpentesta

Location: Con 5 Lot 25

Address: 5550 BALDWIN ST S, Whitby, ON

Town of Whitby

Consent to sever a vacant 1.40 HA commercial parcel of land, retaining a 5.73 HA commercial parcel of land with existing structures to remain.

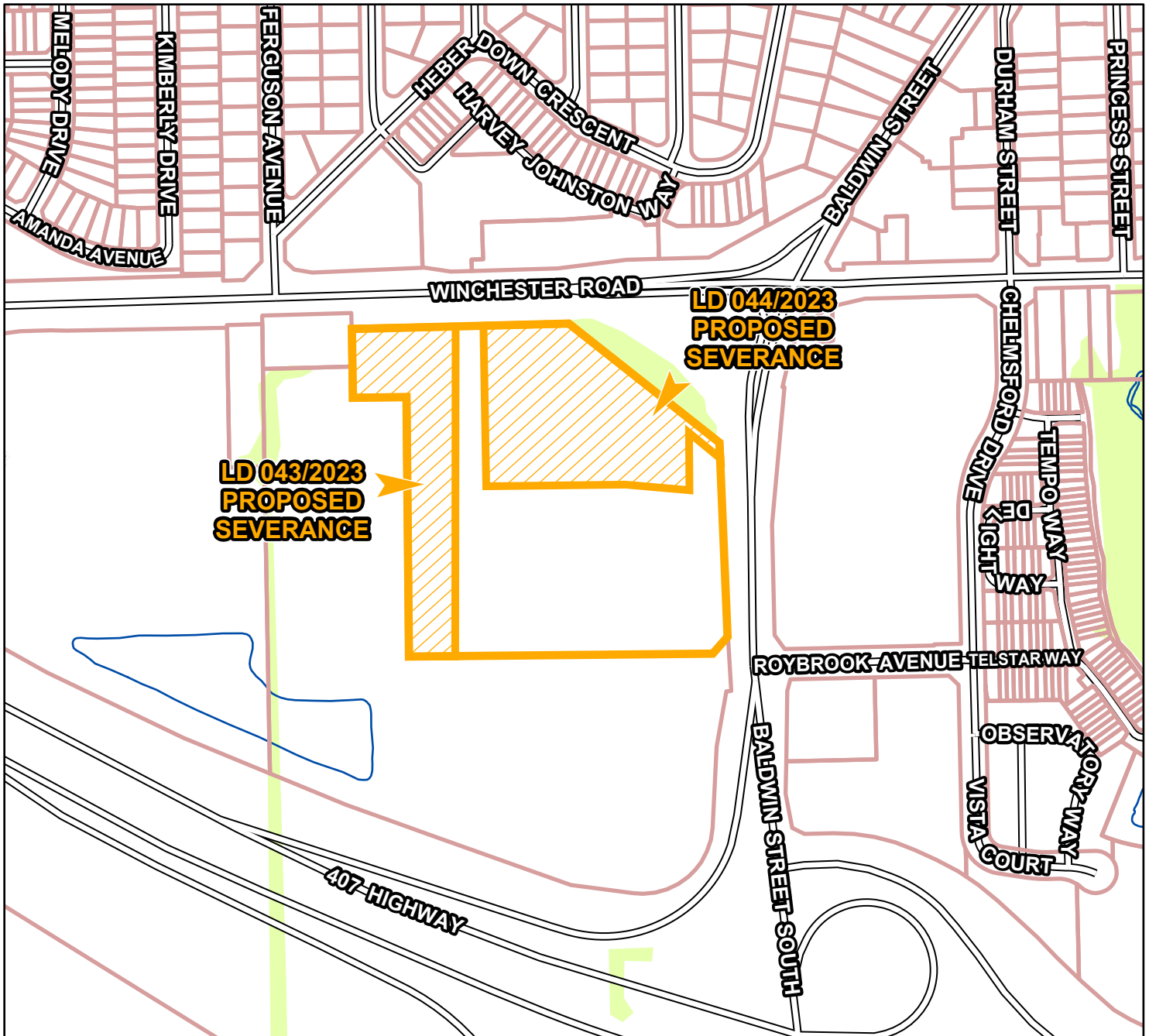


Land Division Applications: LD 043/2023 and LD 044/2023

Nature of Applications: Proposed Severance of Land

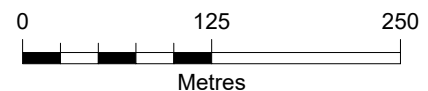
Municipality: Town of Whitby

Address: 5550 Baldwin Street South



Legend

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



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14 LD 044/2023

Owner: Winash Developments Limited

Agent: Stephanie Volpentesta DBA: Stephanie Volpentesta

Location: Con 5 Lot 25

Address: 5550 BALDWIN ST S, Whitby, ON

Town of Whitby

Consent to sever a vacant 2.02 HA commercial parcel of land, retaining a 3.71 HA commercial parcel of land with existing structures to remain.

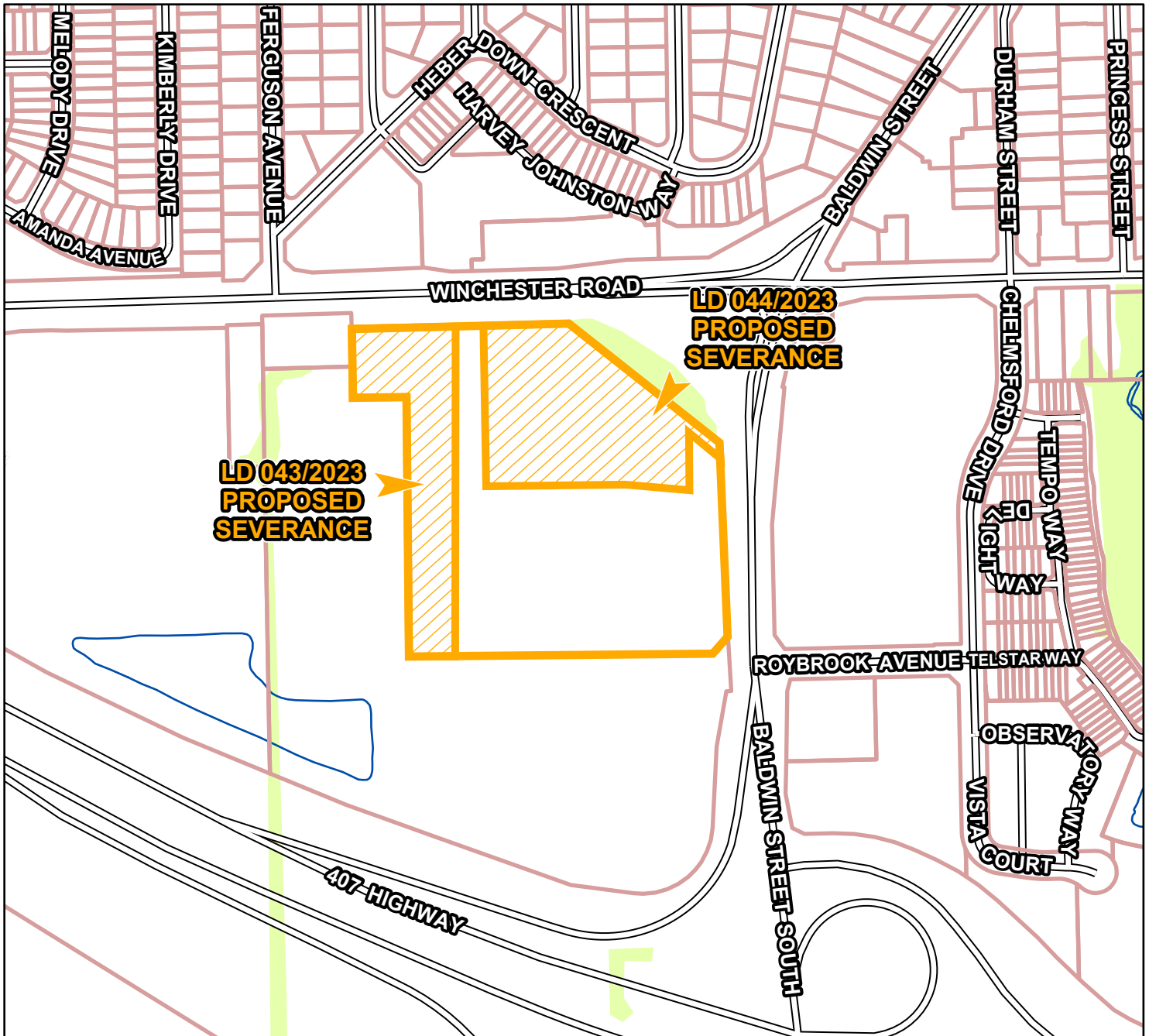


Land Division Applications: LD 043/2023 and LD 044/2023

Nature of Applications: Proposed Severance of Land

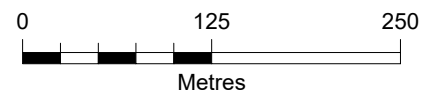
Municipality: Town of Whitby

Address: 5550 Baldwin Street South



Legend

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



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15 LD 045/2023

Owner: Mousa-Khaled Adham

Agent: Rafik Nassif

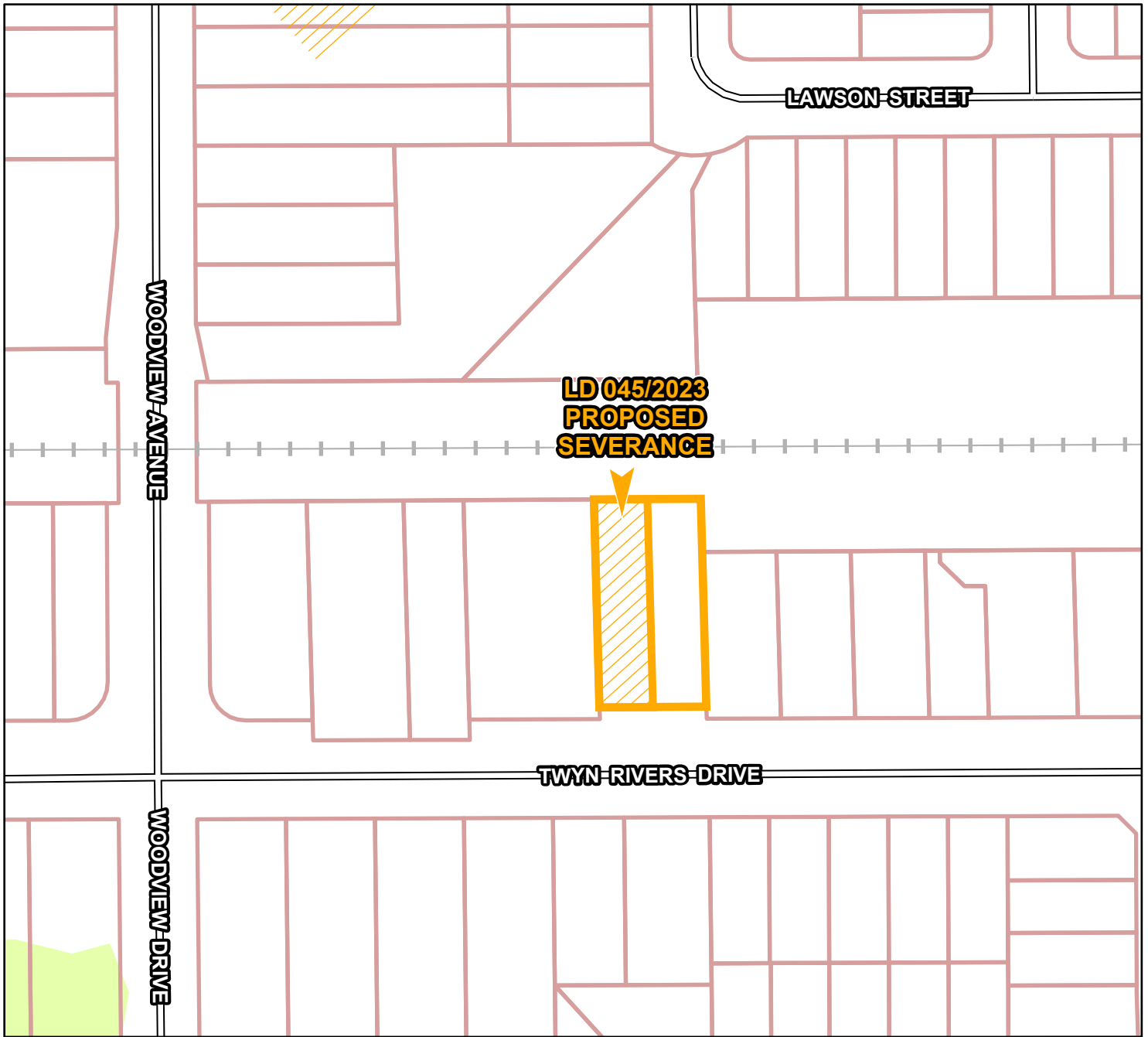
Location: Con 1 Lot 34

Address: 198 TWYN RIVERS DR, Pickering,
City of Pickering




Consent to sever a 731.7 M2 residential parcel of land, retaining a 732.51 M2 residential parcel of land. Existing dwelling to be demolished.





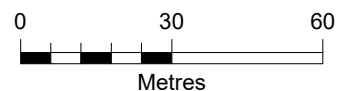
Land Division Application: LD 045/2023
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 198 Twyn Rivers Drive



Legend

-  Subject Land
-  Retained Land
-  Parcel - Assessment

-  Railway
-  Significant Woodlands



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Owner: Maleeha Shahid DBA: Maleeha Shahid
Agent: Maleeha Shahid DBA: Maleeha Shahid
Location: Con 2 Lot 29
Address: 120 COCHRANE ST, Whitby, ON
Town of Whitby




Consent to sever a 628.6 M2 residential parcel of land, retaining a 628.7 M2 residential parcel of land with an existing dwelling to be demolished. Re-submission of lapsed application LD038/2020.

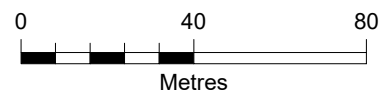


Land Division Application: LD 046/2023
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 120 Cochrane Street



Legend

-  Subject Land
-  Retained Land
-  Parcel - Assessment



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6. Date of Next Meeting: August 14, 2023.

7. Adjournment