



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, August 14, 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 July 10, 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 134/2022

Tabled: January 23, 2023

Owner: Jonathan Luiciano

Agent: Land & Building Experts, Miaoyi Xue

Location: Lot 28, Con 6

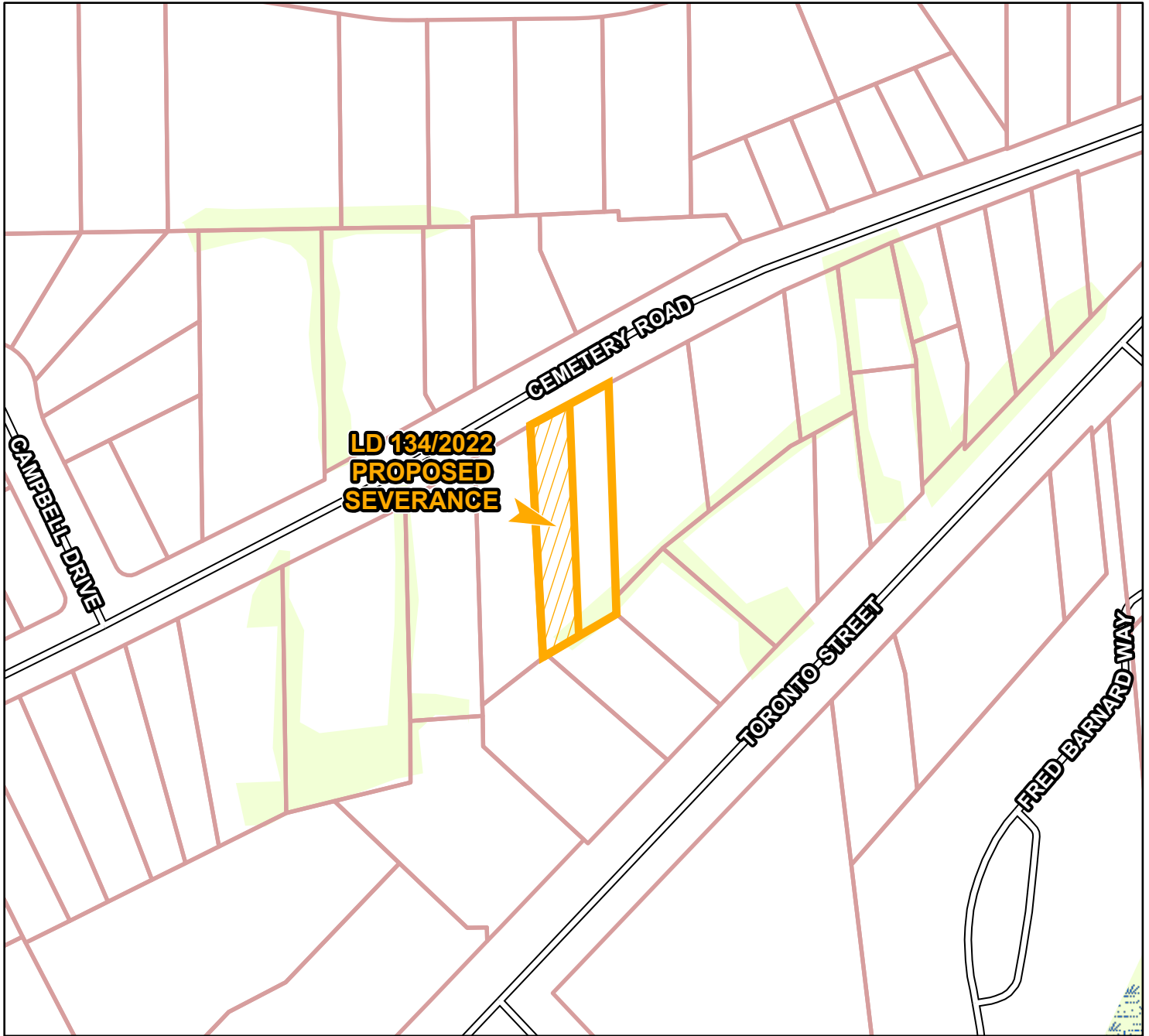
Address: 39 CEMETERY RD, Uxbridge, ON

Township of Uxbridge

Consent to sever a 1,036.2 m2 residential parcel of land with an existing dwelling, retaining a 990 m2 residential parcel of land.



Land Division Application: LD 134/2022
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 39 Cemetery Road



Legend



Subject Land



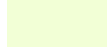
Retained Land



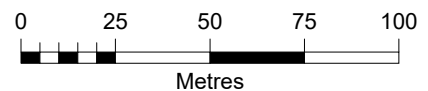
Parcel - Assessment



Wetland



Significant Woodlands



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2 LD 047/2023

Owner: Robar Residence Corp

Agent: Paul Chronis

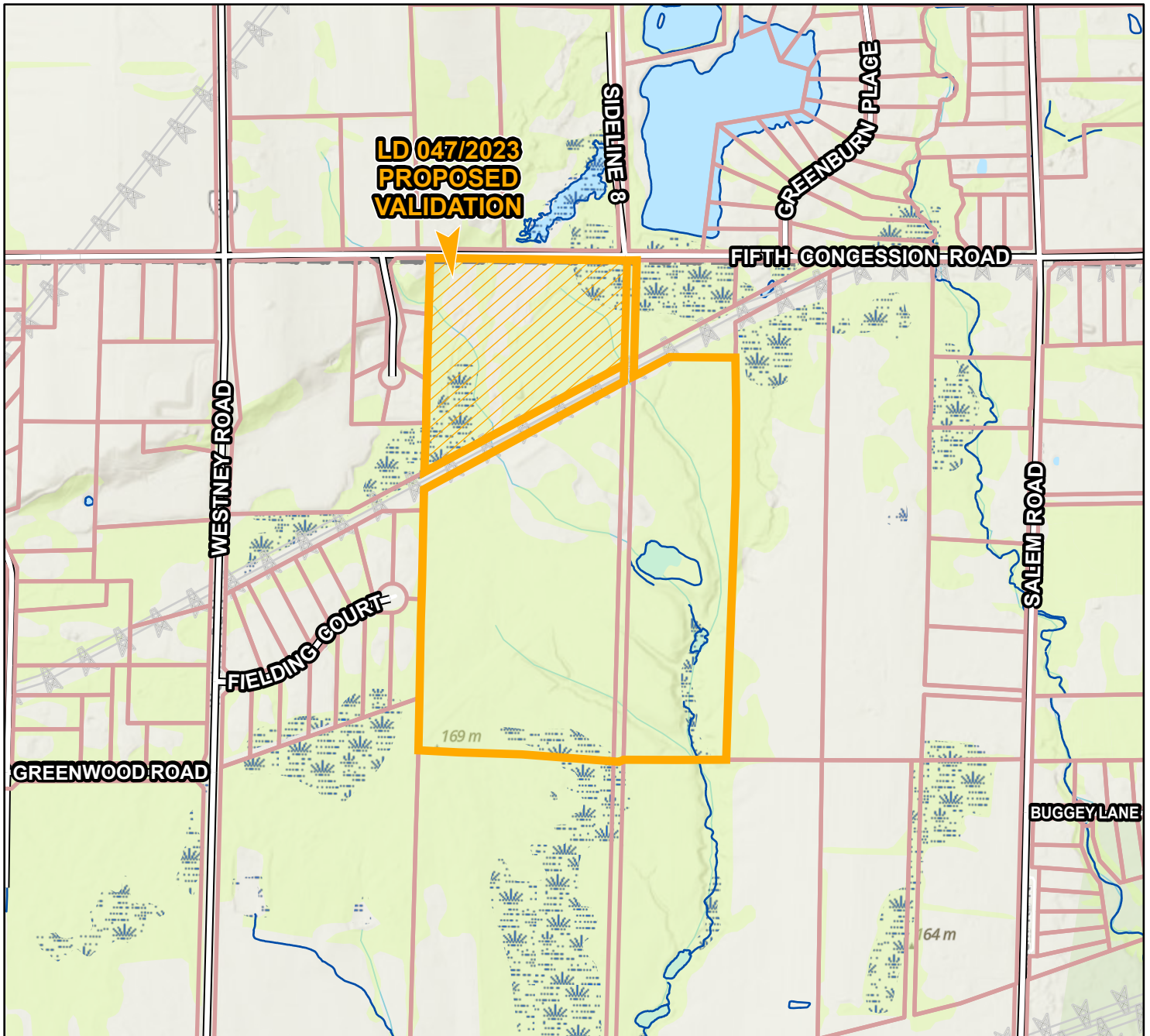
Location: Con 4 Lot 9

Address: 57 5TH CONCESSION REAR, Ajax,
Town of Ajax








Consent to validate title of a 13.3 HA non-farm related residential parcel of land,
retaining a 45.9 HA non-farm related residential parcel of land.

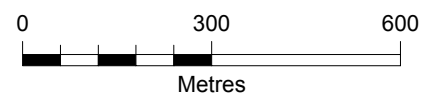


Land Division Application: LD 047/2023
Nature of Application: Validation of Title of Land
Municipality: Town of Ajax
Address: 57 5th Concession Road



Legend

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



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3 LD 048/2023

Owner: Deana Miluzzi

Mathew Pearson

Agent: Deana Miluzzi

Location: PL 357 Sheet 4B4 PT LT 23

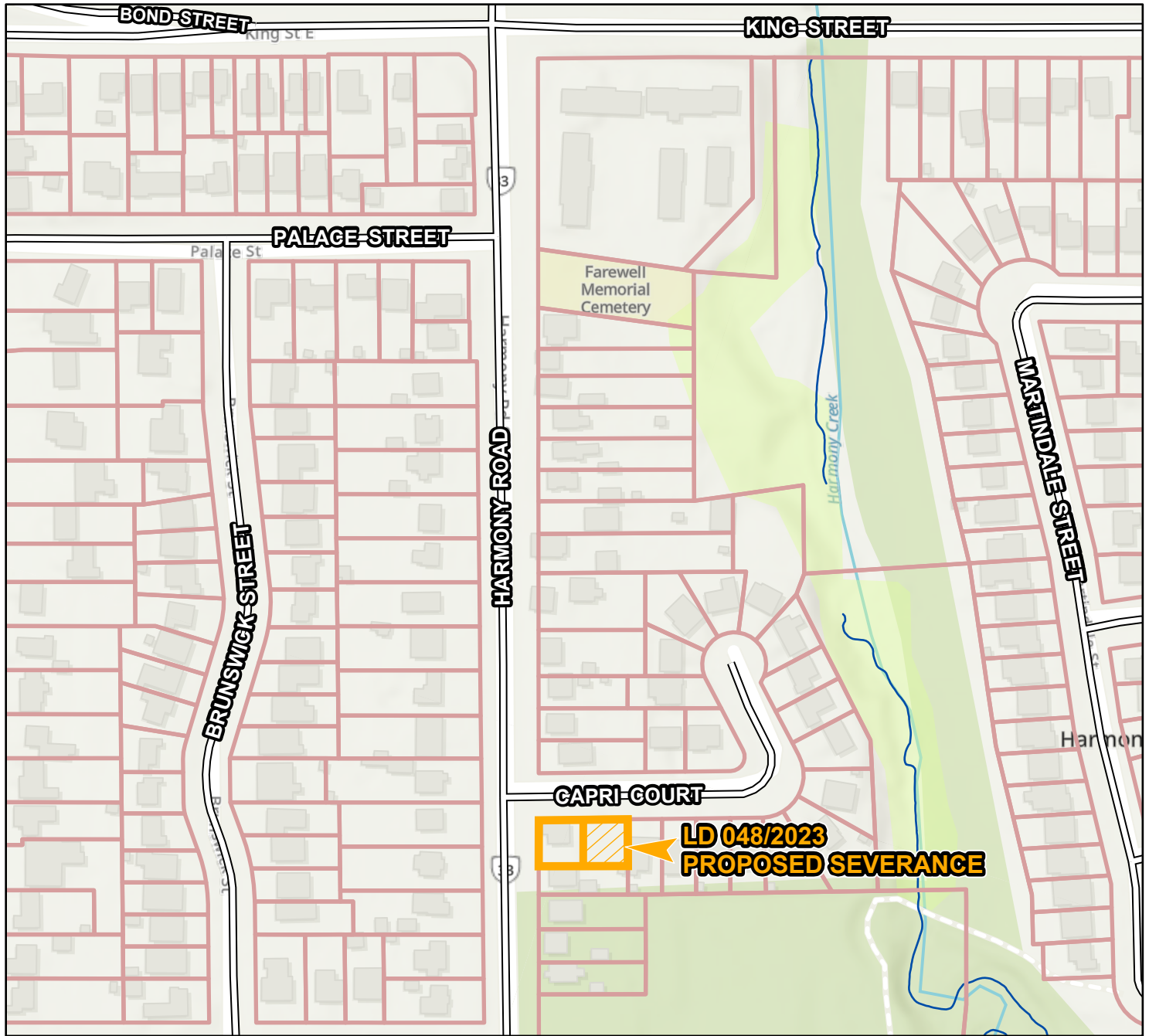
Address: 111 HARMONY RD S, Oshawa, ON

City of Oshawa

Consent to sever a vacant 380 m² residential parcel of land, retaining a 380 m² residential parcel of land. Existing dwelling to remain.

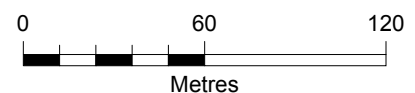


Land Division Application: LD 048/2023
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 111 Harmony Road South



Legend

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



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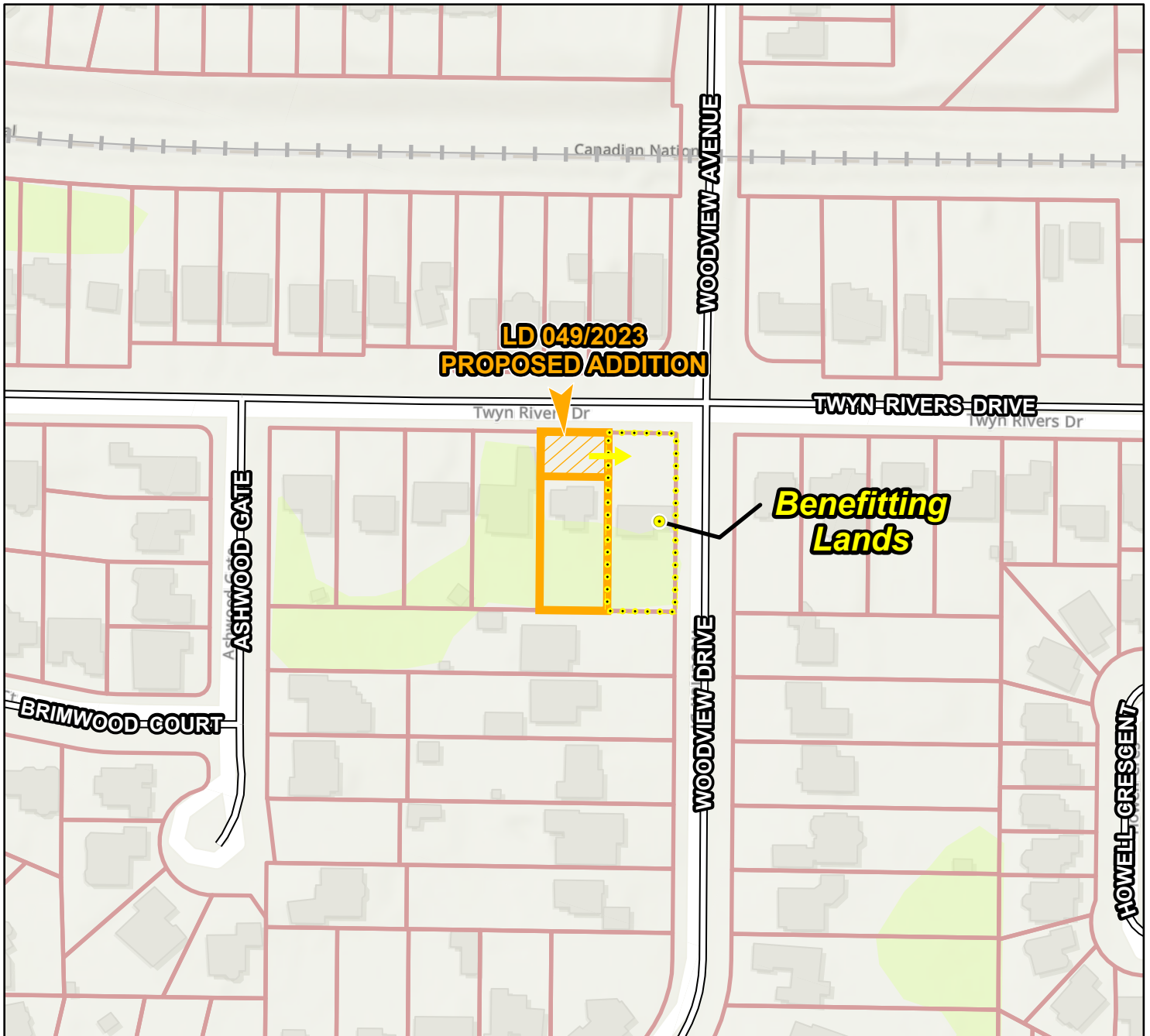
4 LD 049/2023

Owner: 14513703 Canada Inc. C/O Nadeem
14532970 Canada inc. C/O Nadeem
Agent: NIA Architects Inc.: NIA Architects Inc.
Location: Ranee 3 Lot 34
Address: 145 TWYN RIVERS DR, Pickering,
City of Pickering

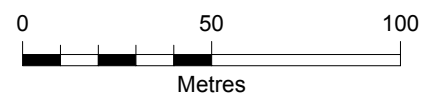
Consent to add a vacant 353.5 m² residential parcel of land to the east, retaining a
1060.2 m² residential parcel of land.



Land Division Application: LD 049/2023
Nature of Application: Proposed Addition of Land
Municipality: City of Pickering
Address: 145 Twyn Rivers Drive



Legend



- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Benefitting Lands |  Significant Woodlands |
|  Parcel - Assessment | |
|  Railway | |

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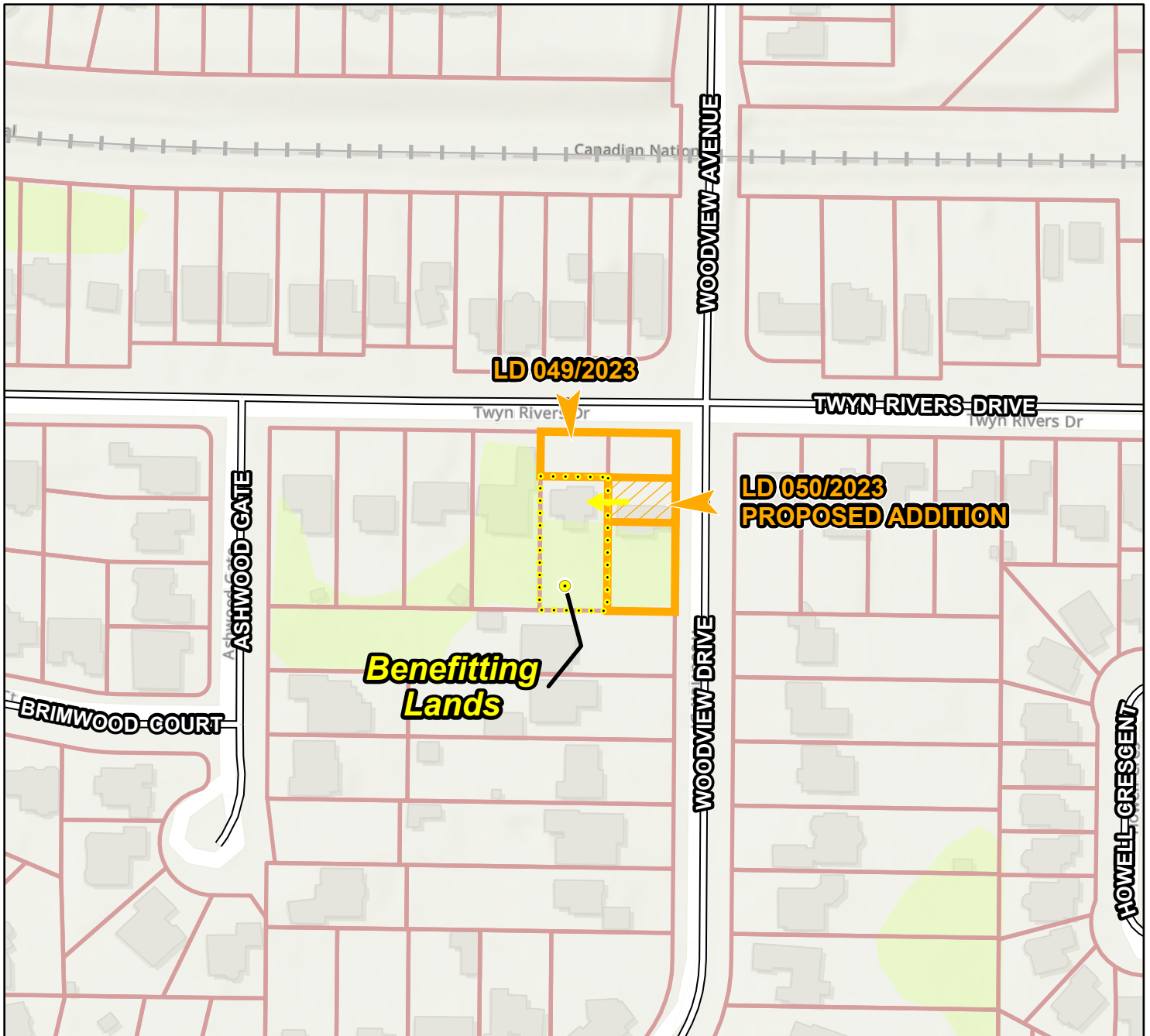
5 LD 050/2023

Owner: 14513703 Canada Inc. C/O Nadeem
14532970 Canada inc. C/O Nadeem
Agent: NIA Architects Inc.: NIA Architects Inc.
Location: Ranee 3 Lot 34
Address: 151 TWYN RIVERS DR, Pickering,
City of Pickering

Consent to add a vacant 353.5 m² residential parcel of land to the west, retaining a
1415.8 m² residential parcel of land.

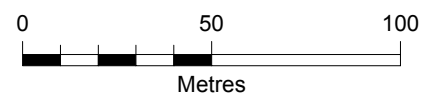


Land Division Application: LD 050/2023
Nature of Application: Proposed Addition of Land
Municipality: City of Pickering
Address: 151 Twyn Rivers Drive



Legend

- | | | | |
|--|---------------------|--|-----------------------|
| | Subject Land | | Retained Land |
| | Benefitting Lands | | Significant Woodlands |
| | Parcel - Assessment | | |
| | Railway | | |



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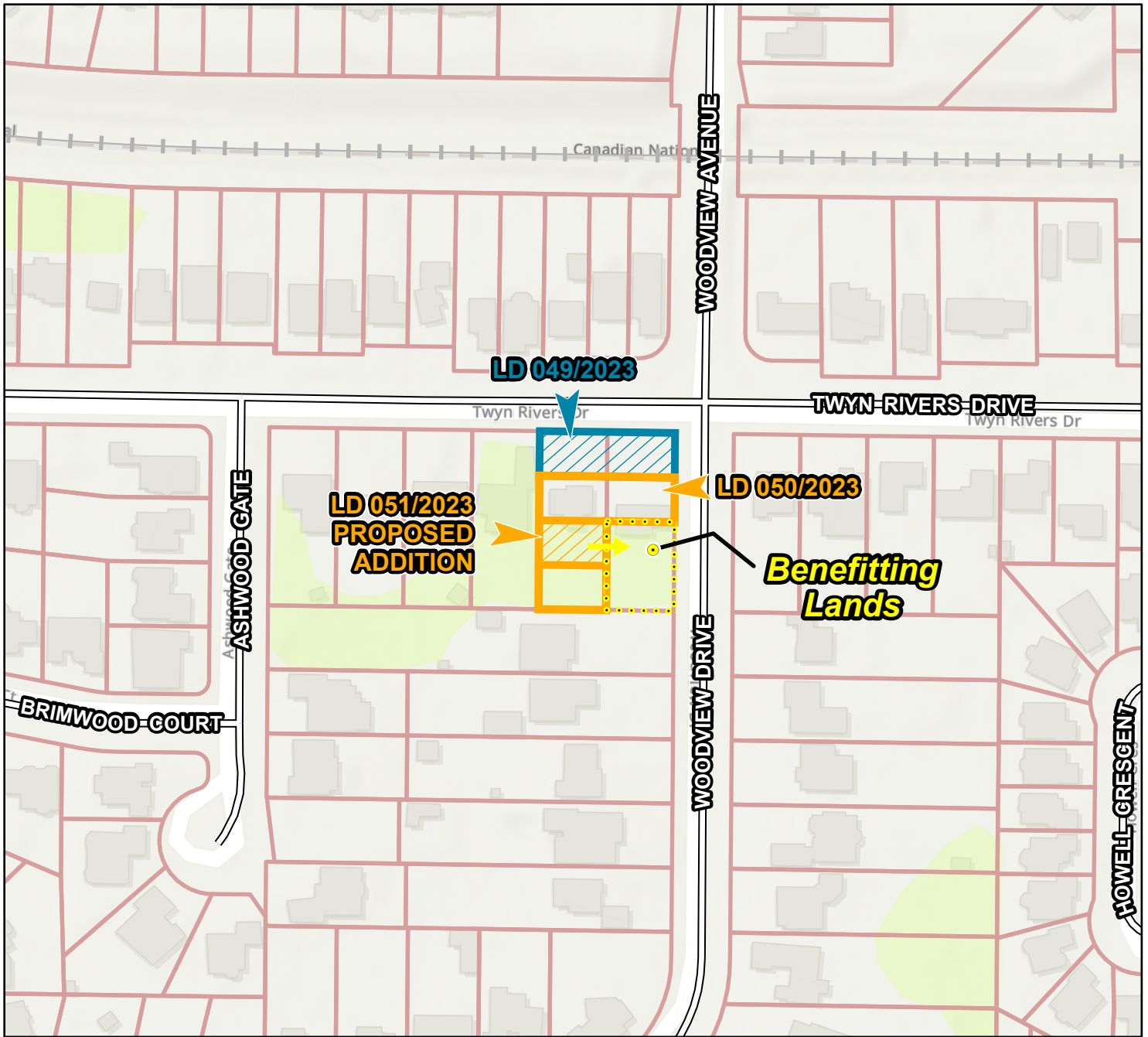
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Owner: 14513703 Canada Inc. C/O Nadeem
14532970 Canada inc. C/O Nadeem
Agent: NIA Architects Inc.: NIA Architects Inc.
Location: Lots 2 Registered Plan 434
Address: 145 TWYN RIVERS DR, Pickering,
City of Pickering

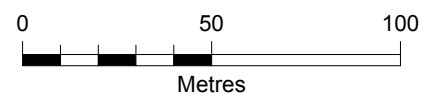
Consent to add a vacant 353.5 m² residential parcel of land to the east, retaining a
1060.6 m² residential parcel of land.





Land Division Application: LD 051/2023
Nature of Application: Proposed Additional of Land
Municipality: City of Pickering
Address: 145 Twyn Rivers Drive



Legend



- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Benefitting Lands |  Significant Woodlands |
|  Parcel - Assessment | |
|  Railway | |

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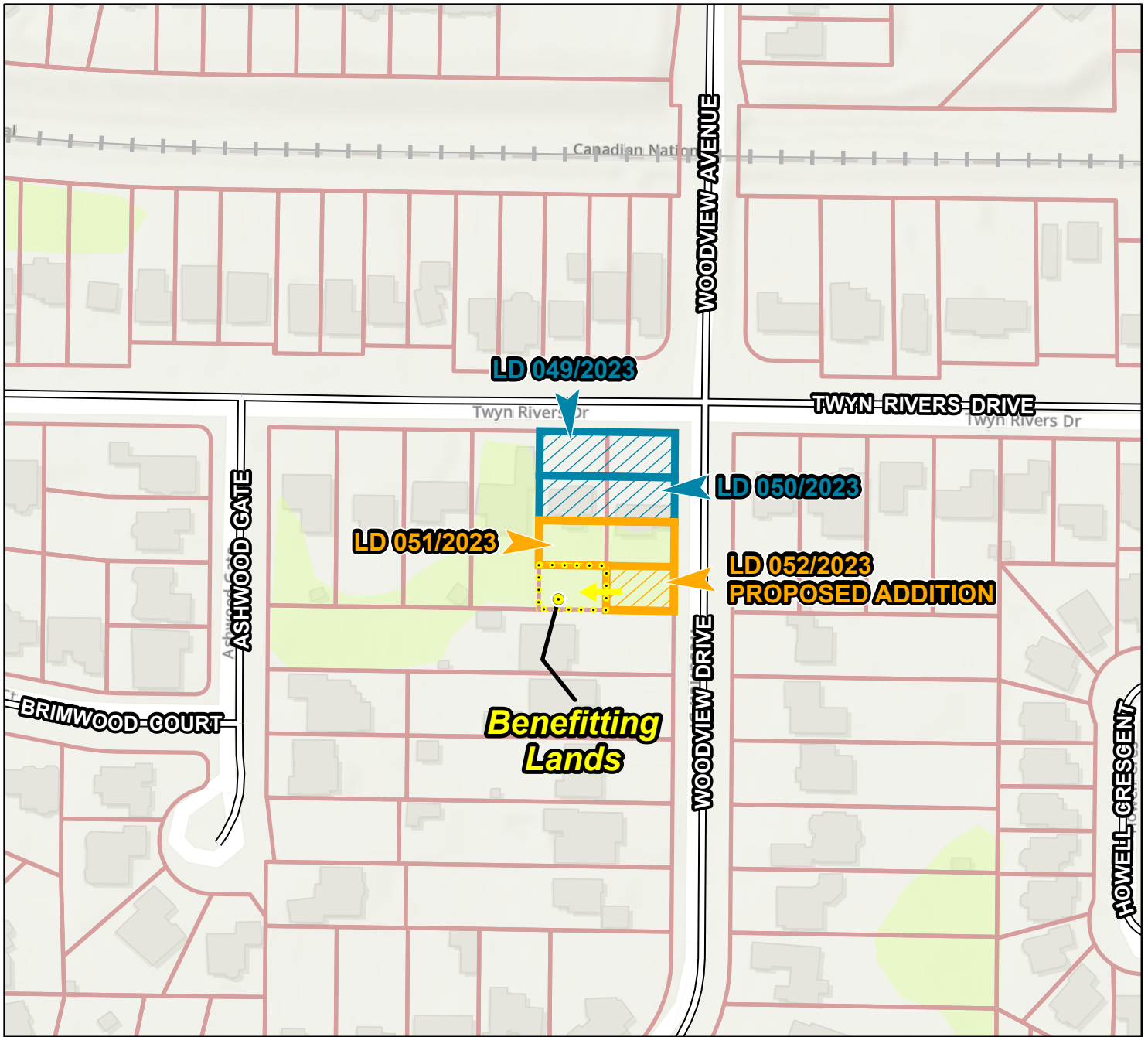
7 LD 052/2023

Owner: 14513703 Canada Inc. C/O Nadeem
14532970 Canada inc. C/O Nadeem
Agent: NIA Architects Inc.: NIA Architects Inc.
Location: Lots 1 Registered Plan 434
Address: 151 TWYN RIVERS DR, Pickering,
City of Pickering

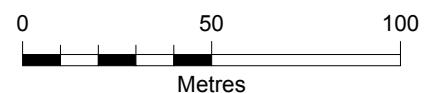
Consent to add a vacant 353.5 m² residential parcel of land to the west, retaining a
1415.8 m² residential parcel of land.








Land Division Application: LD 052/2023
Nature of Application: Proposed Addition of Land
Municipality: City of Pickering
Address: 151 Twyn Rivers Drive



Legend



- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Benefitting Lands |  Significant Woodlands |
|  Parcel - Assessment | |
|  Railway | |

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8 LD 053/2023

Owner: Laura Bouma

Roger Bouma

Agent: Richard Bouma: Richard Bouma

Location: Con 1 Lot 5

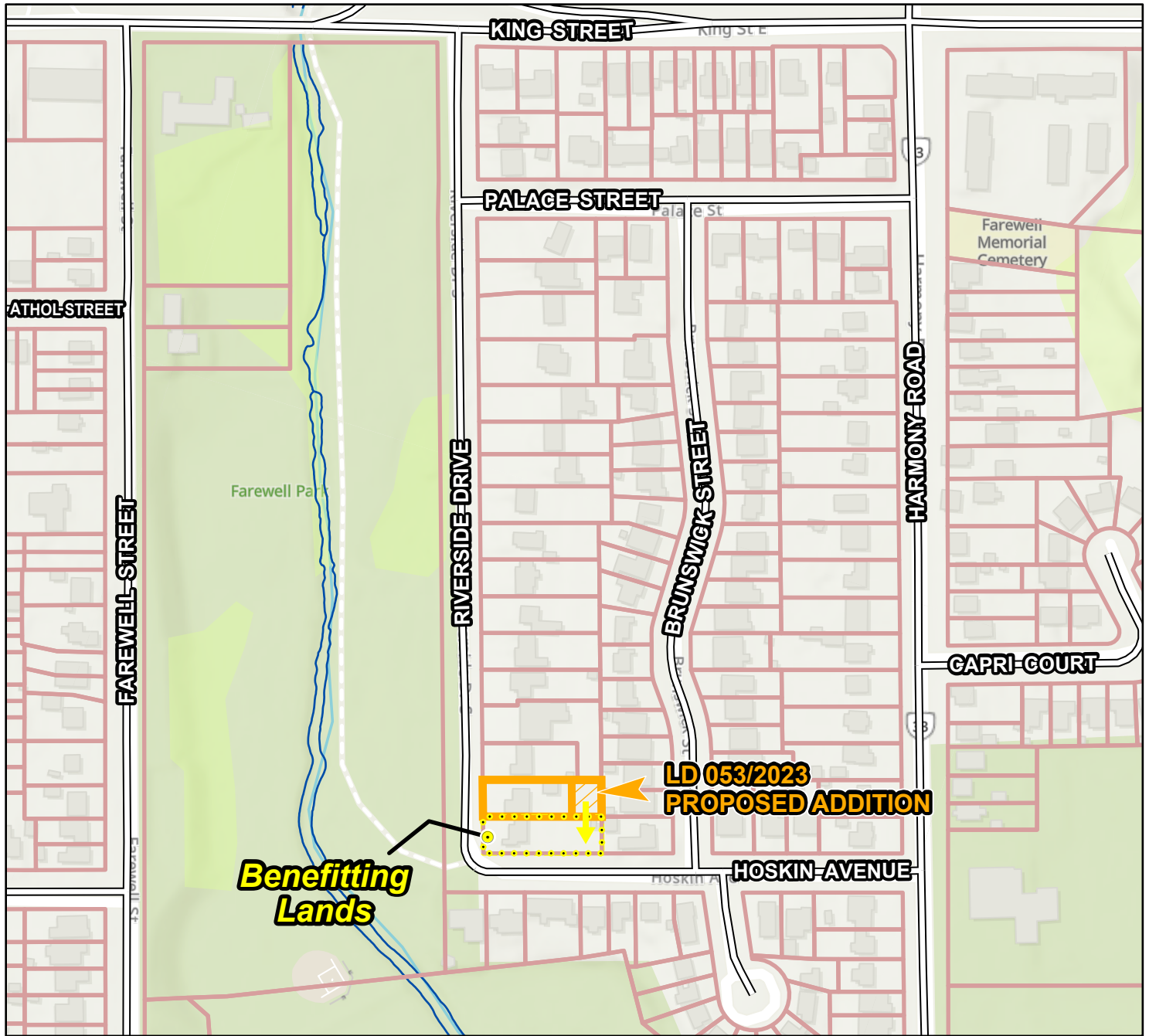
Address: 127 RIVERSIDE DR S, Oshawa, ON

City of Oshawa

Consent to add vacant 286.97 m² residential parcel of land to the south, retaining a 862.55 m² residential parcel of land.

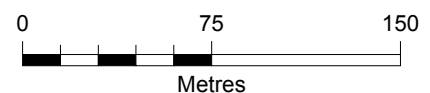


Land Division Application: LD 053/2023
Nature of Application: Proposed Addition of Land
Municipality: City of Oshawa
Address: 127 Riverside Drive South



Legend

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



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Owner: Jeffery Johnston

Rosemary Johnston

Agent: Richard Bouma: Richard Bouma

Location: Lot 24 RCP 1043

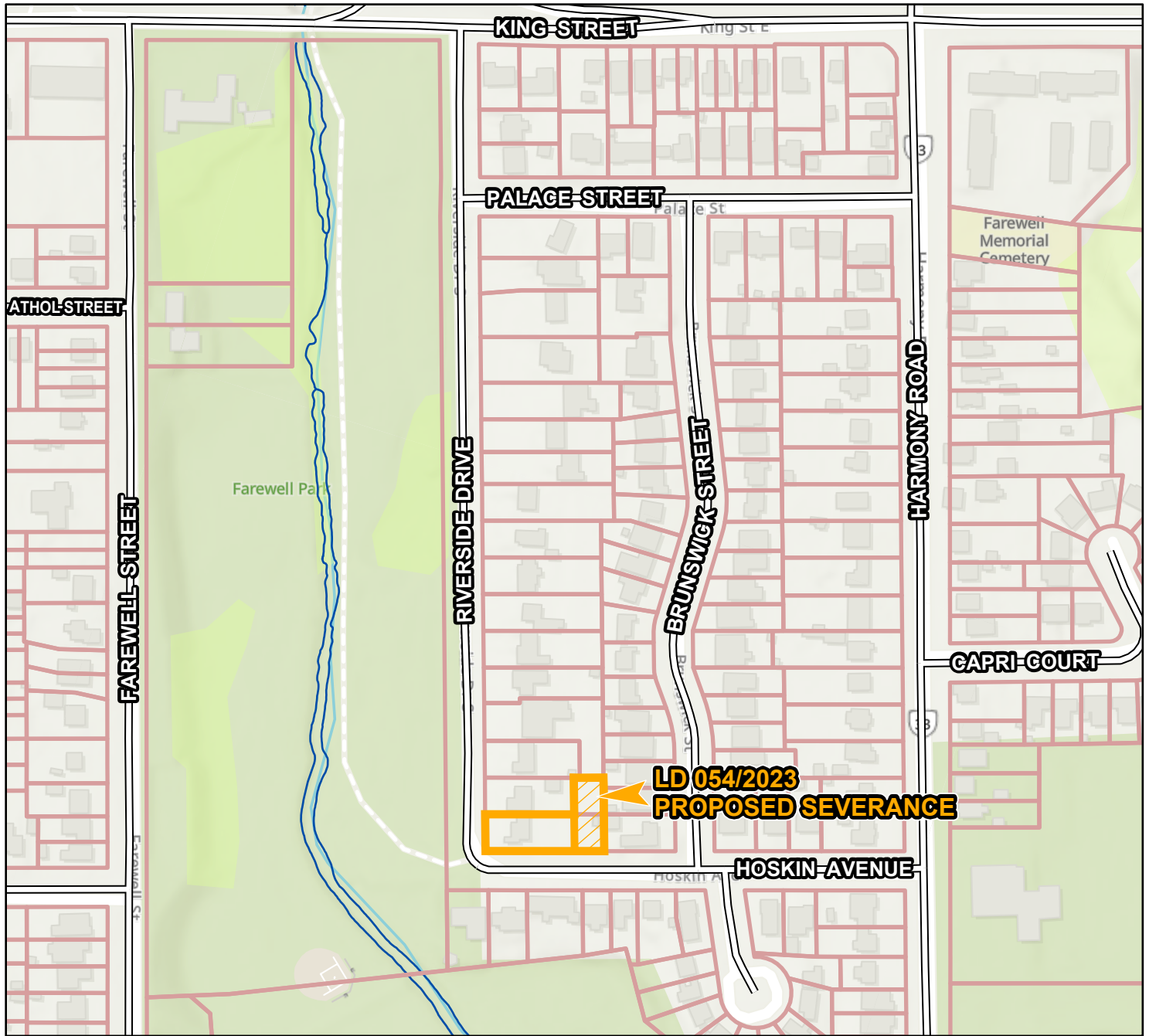
Address: 135 RIVERSIDE DR S, Oshawa, ON

City of Oshawa

Consent to sever a vacant 575.55 m² residential parcel of land, retaining a 862.44 m² residential parcel of land.

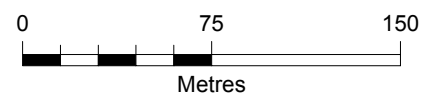


Land Division Application: LD 054/2023
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 135 Riverside Drive South



Legend

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



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10 LD 055/2023

Owner: Paulo Barros

Agent: Vladimir Bulakh

Location: Lot 16 Con 2

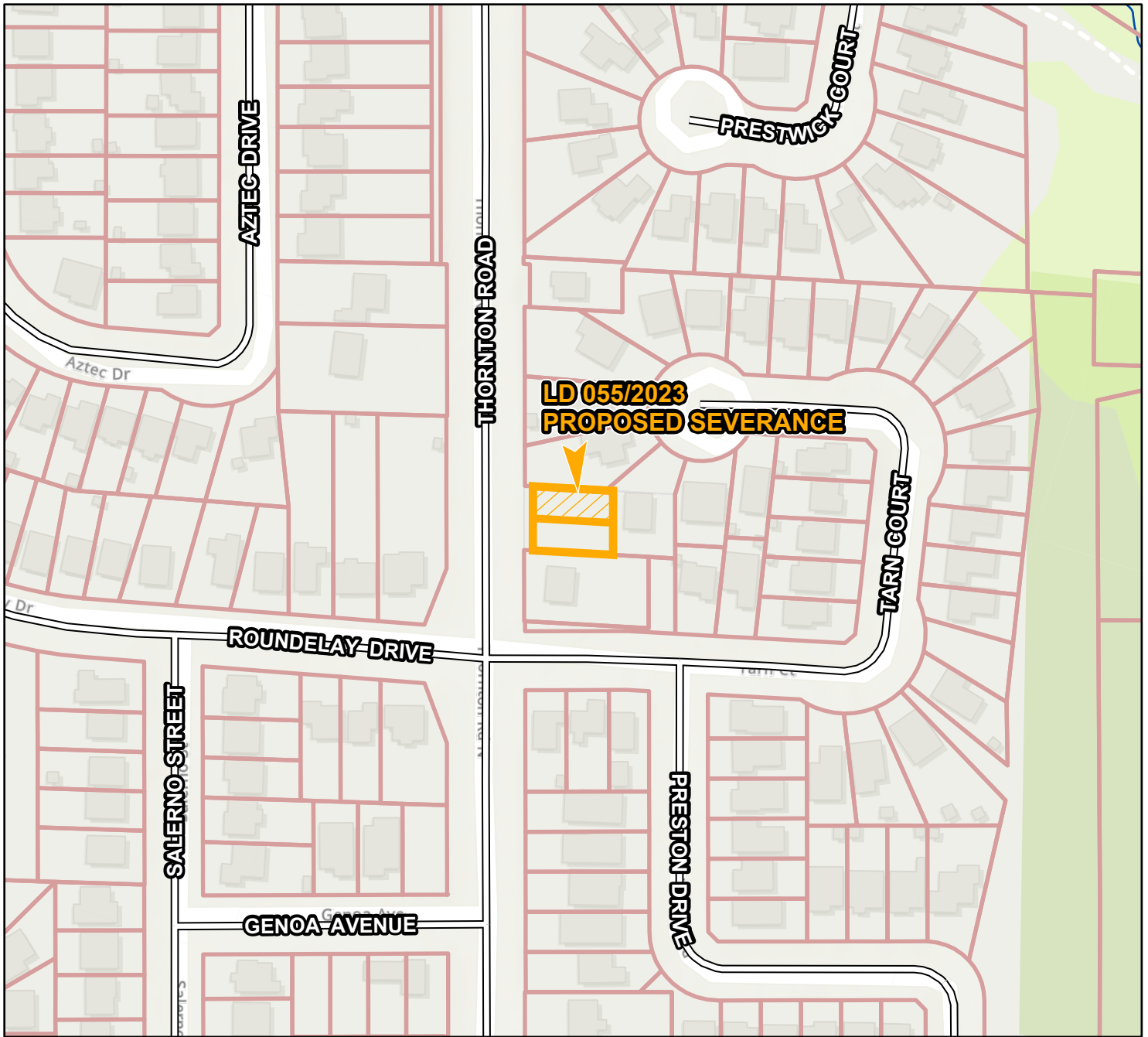
Address: 399 THORNTON RD N, Oshawa, ON

City of Oshawa

Consent to sever a vacant 301.2 m² residential parcel of land, retaining a 301.5 m² residential parcel of land.

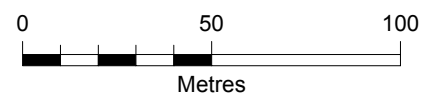


Land Division Application: LD 055/2023
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 399 Thornton Road North



Legend

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



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11 LD 056/2023

Owner: Marilyn Major

Rus Major

Agent: Richard Bouma: Richard Bouma

Location: Lot 28 Con 5

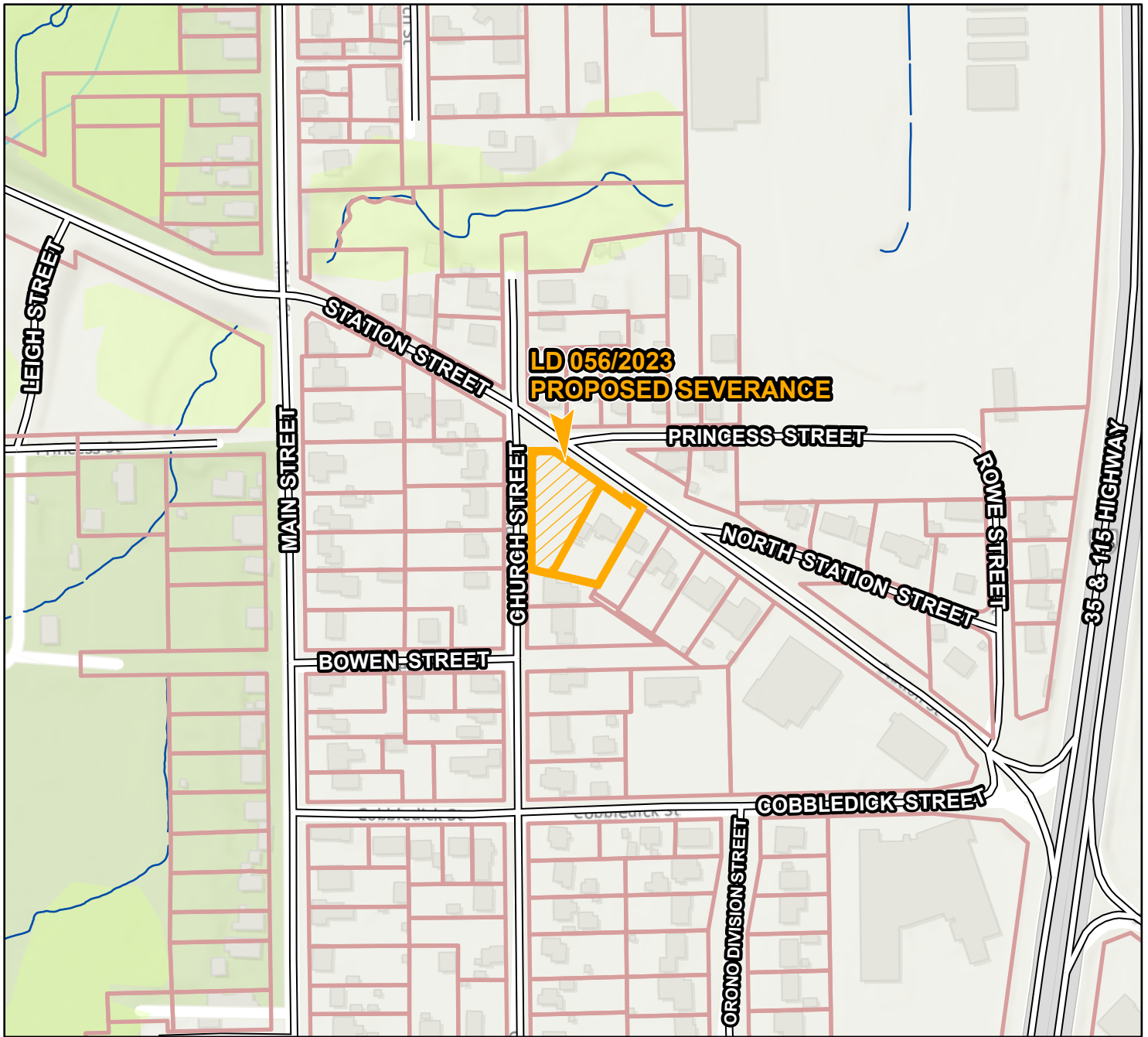
Address: 111 STATION ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 1449 m² residential parcel of land, retaining a 1143 m² residential parcel of land.

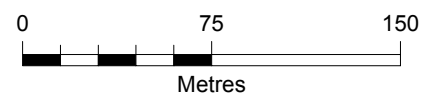


Land Division Application: LD 056/2023
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 111 Station Street, Orono



Legend

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



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12 LD 057/2023

Owner: Richard Annis

Agent: Richard Annis

Location: Con 1 Lot 11

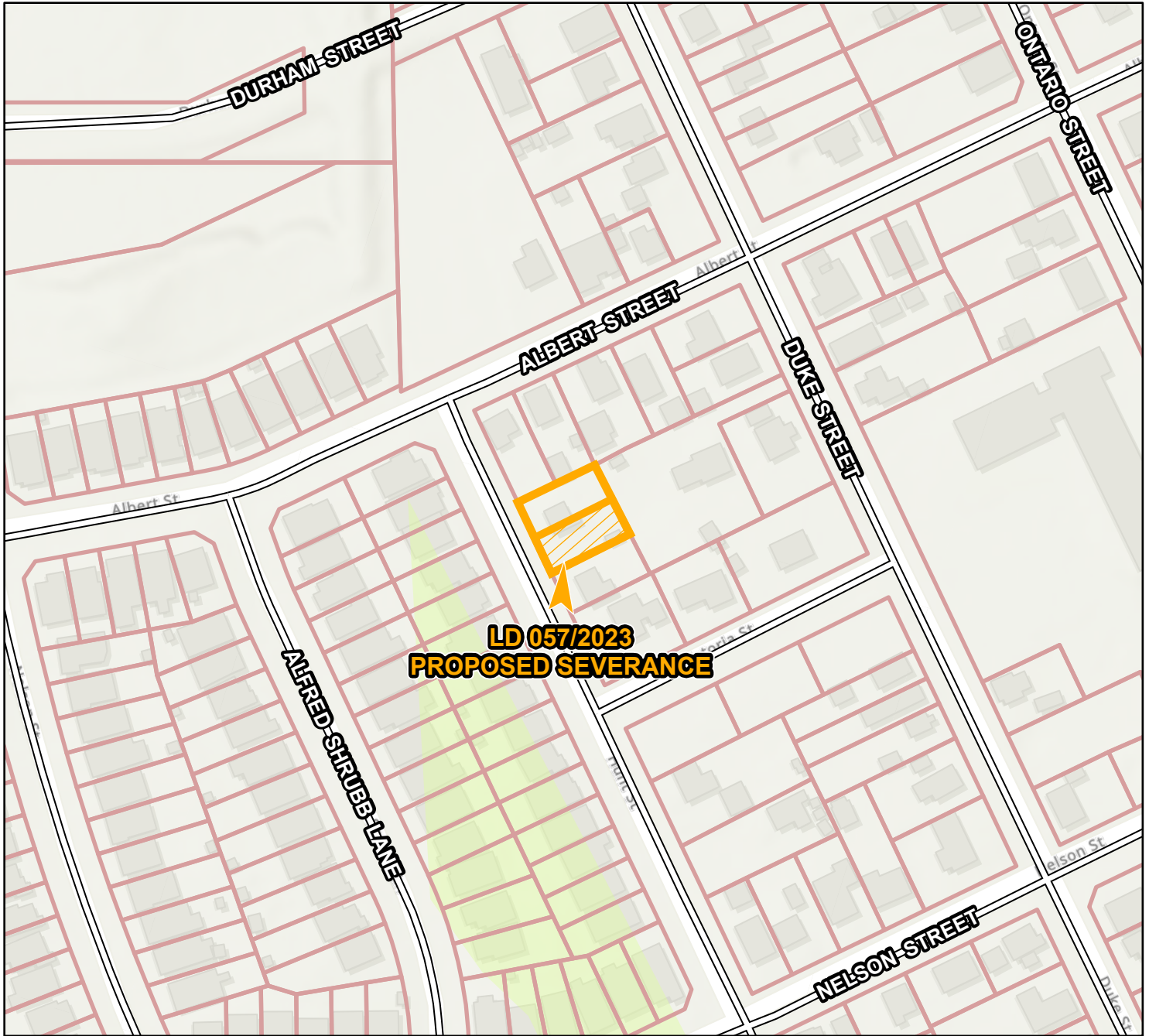
Address: 3 HUNT ST, Clarington, ON

Municipality of Clarington

Consent to sever a 395.26 m² residential parcel of land, retaining a 395.26 m² residential parcel of land.

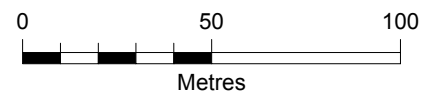


Land Division Application: LD 057/2023
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 3 Hunt Street, Bowmanville



Legend

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



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13 LD 058/2023

Owner: 575 Harwood Holdings Inc.

Canadian Tolling Company Int

Agent: Goodmans LLP

Location: Lot 7 Con 2

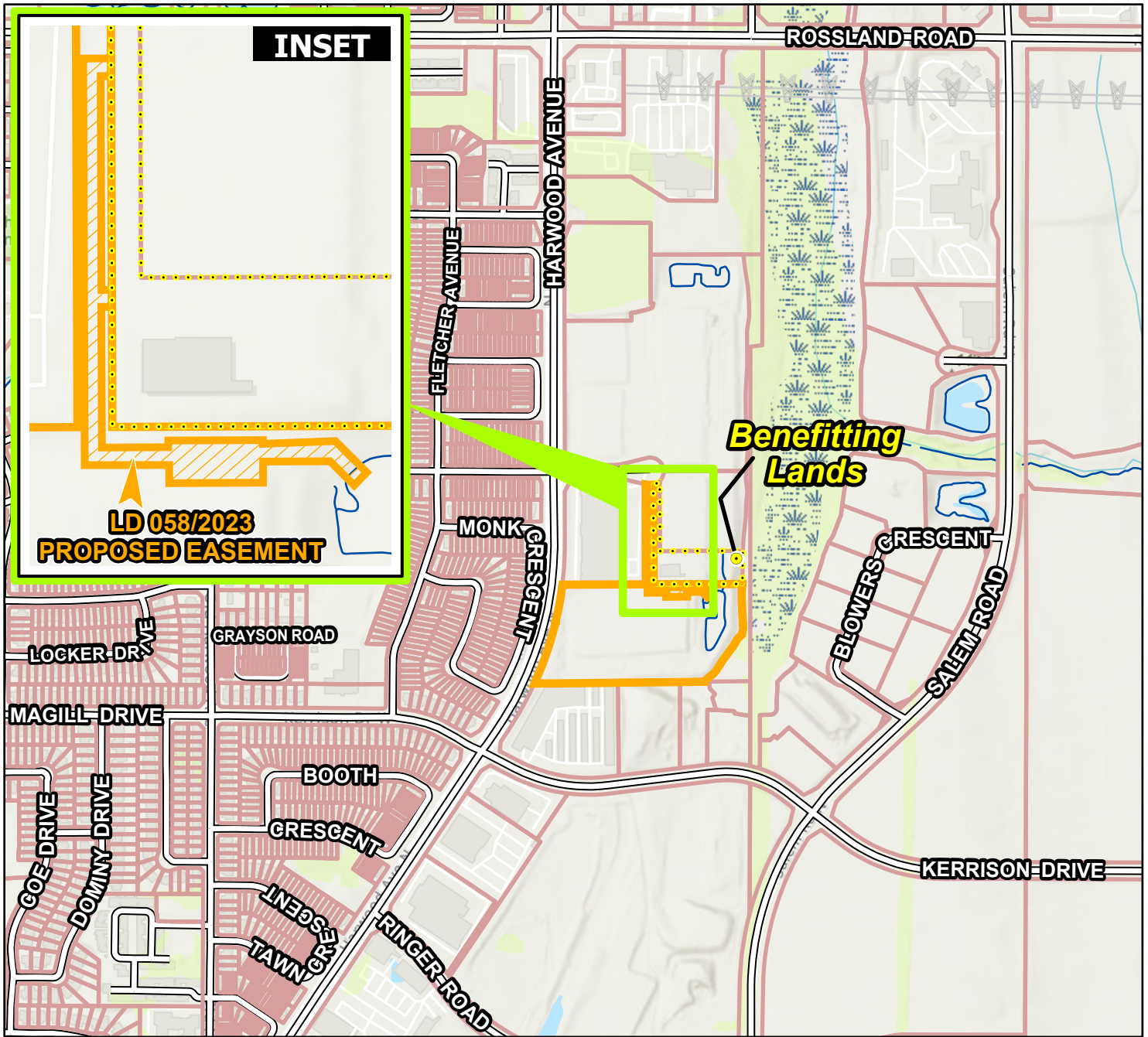
Address: 575 HARWOOD AVE N, Ajax, ON

Town of Ajax

Consent to grant a 1,710 m² storm water drainage easement in favour of the abutting property to the west, retaining a 43,170 m² industrial parcel of land.

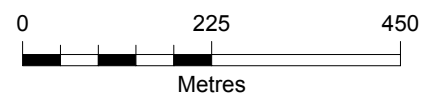


Land Division Application: LD 058/2023
Nature of Application: Proposed Easement of Land
Municipality: Town of Ajax
Address: 575 Harwood Avenue North



Legend

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



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6. Date of Next Meeting: September 11, 2023.

7. Adjournment