



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, December 4, 2023**

1:00 PM

**The Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby**

Please note: *The Land Division Committee is operating in a hybrid model whereby, Committee members are in attendance, in-person at Regional HQ. Members of the public and proponents can also participate in person or can view today's proceeding via live streaming on the Region's web site and participate over the phone, in accordance with By-Law 13-2020. Please note there is approx. a 30 sec delay. 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 6, 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 067/2023

Tabled: November 6, 2023

Owner: Sayanthan Balasingam

Agent: Sayanthan Balasingam

Location: Lot 1 Con 12

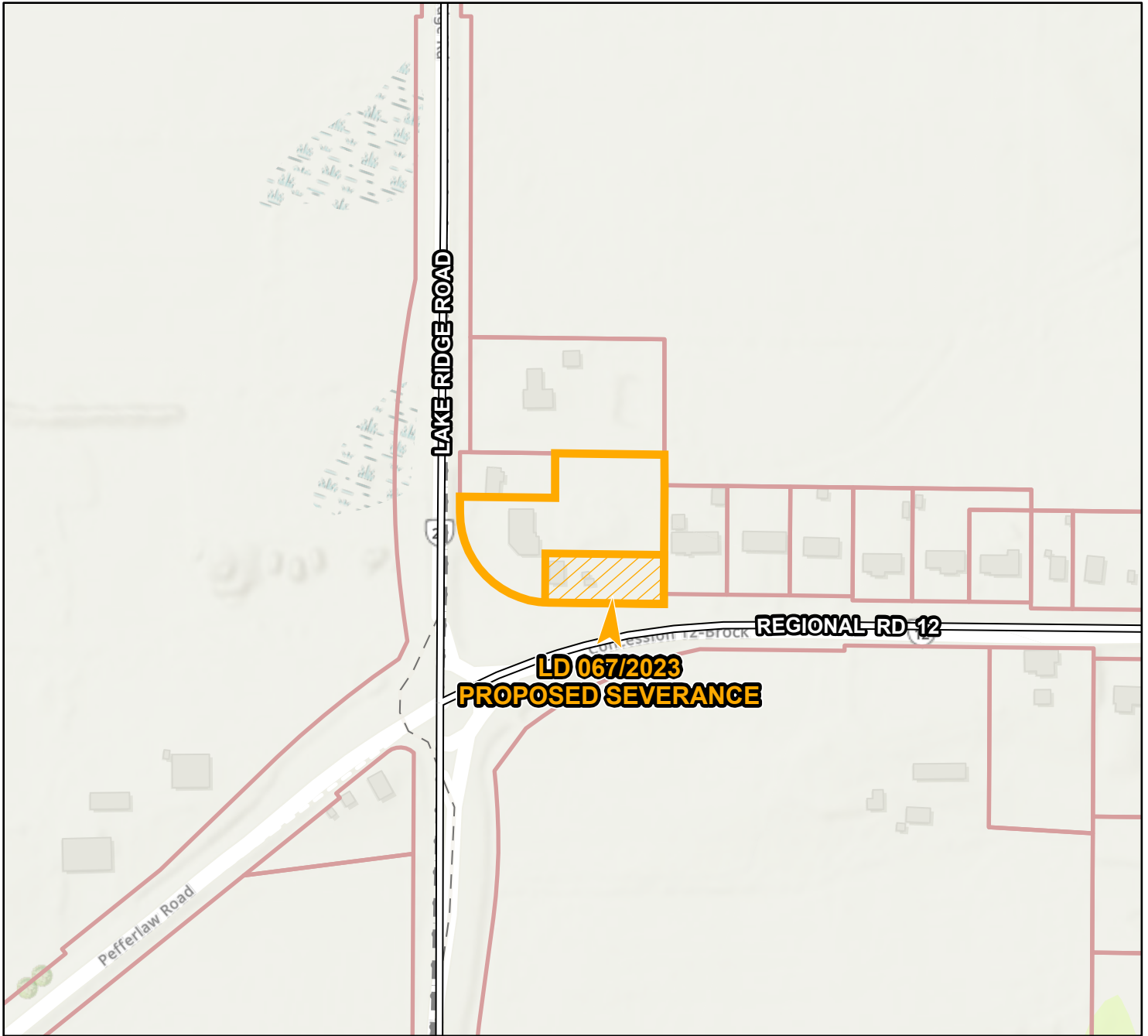
Address: 21025 LAKERIDGE RD, Brock, ON

Township of Brock

Consent to sever a 1,538.6 m² hamlet residential parcel of land with an existing dwelling, retaining a 4,935.2 m² hamlet residential parcel of land with an existing dwelling to remain.

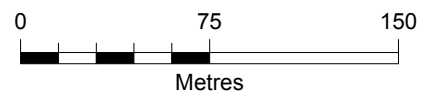


Land Division Application: LD 067/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Brock
 Address: 21025 Lakeridge Road



Legend

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



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2 LD 074/2023

Owner: Allison Kulba
Mathew Kulba

Agent: Scarfone Hawkins LLP. - Attn: David Thompson

Location: Lot 9 Con 8

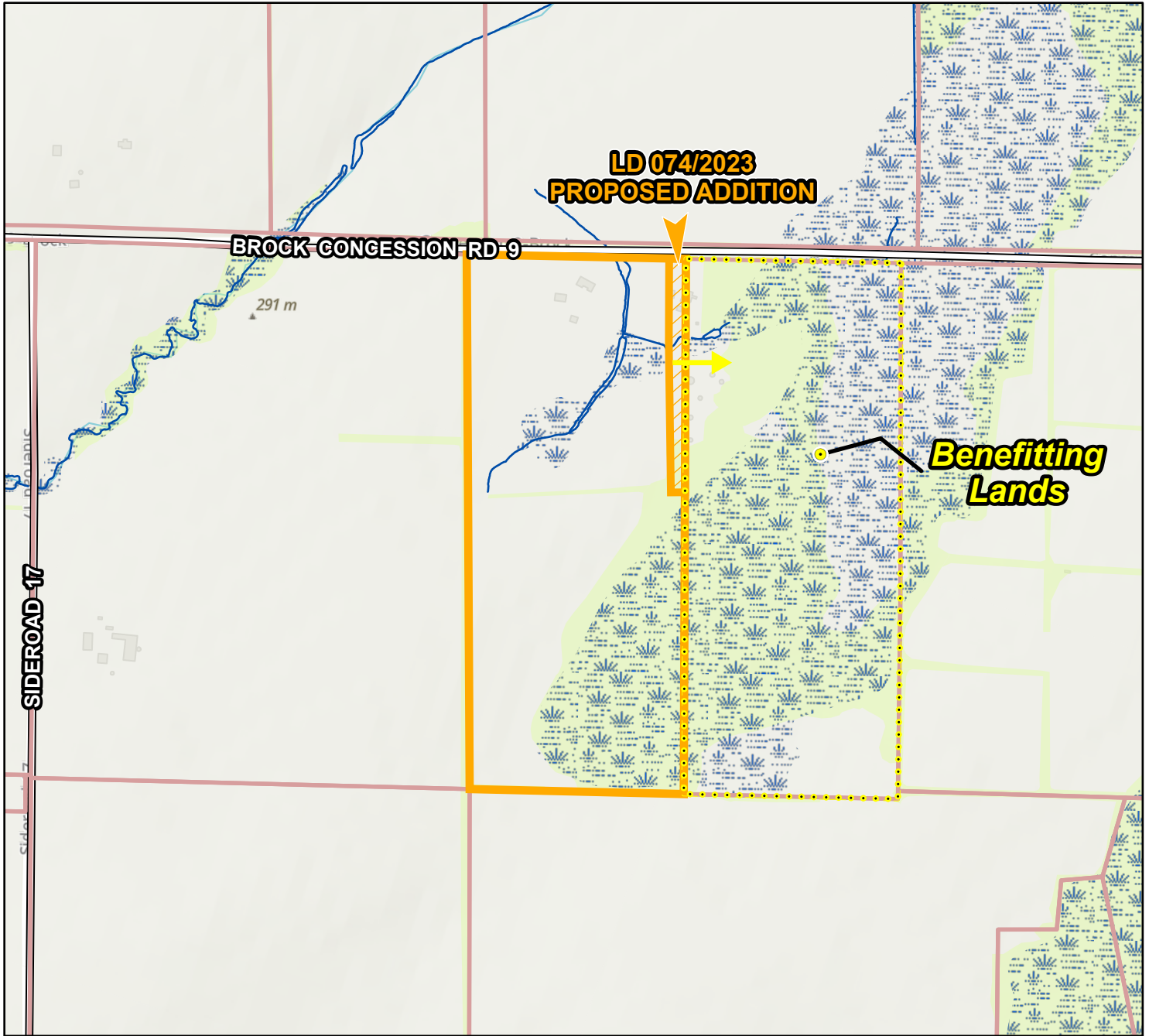
Address: 840 CONCESSION 9, Brock, ON

Township of Brock





Consent to add a vacant 7,006.5 m² parcel of land to the property to the east, retaining an existing 21.67 ha agricultural parcel of land with an existing dwelling.

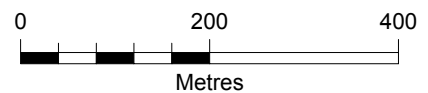


Land Division Application: LD 074/2023
 Nature of Application: Proposed Addition of Land
 Municipality: Township of Brock
 Address: 840 Concession 9



Legend

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



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3 LD 075/2023

Owner: CAP Acquisitions Inc. C/O Mr. Ryan Smele
Greenworld Investments Inc

Agent: Pound & Stewart Planning - ATTN: Phil Stewart

Location: Lots 19 and 20, Con 5

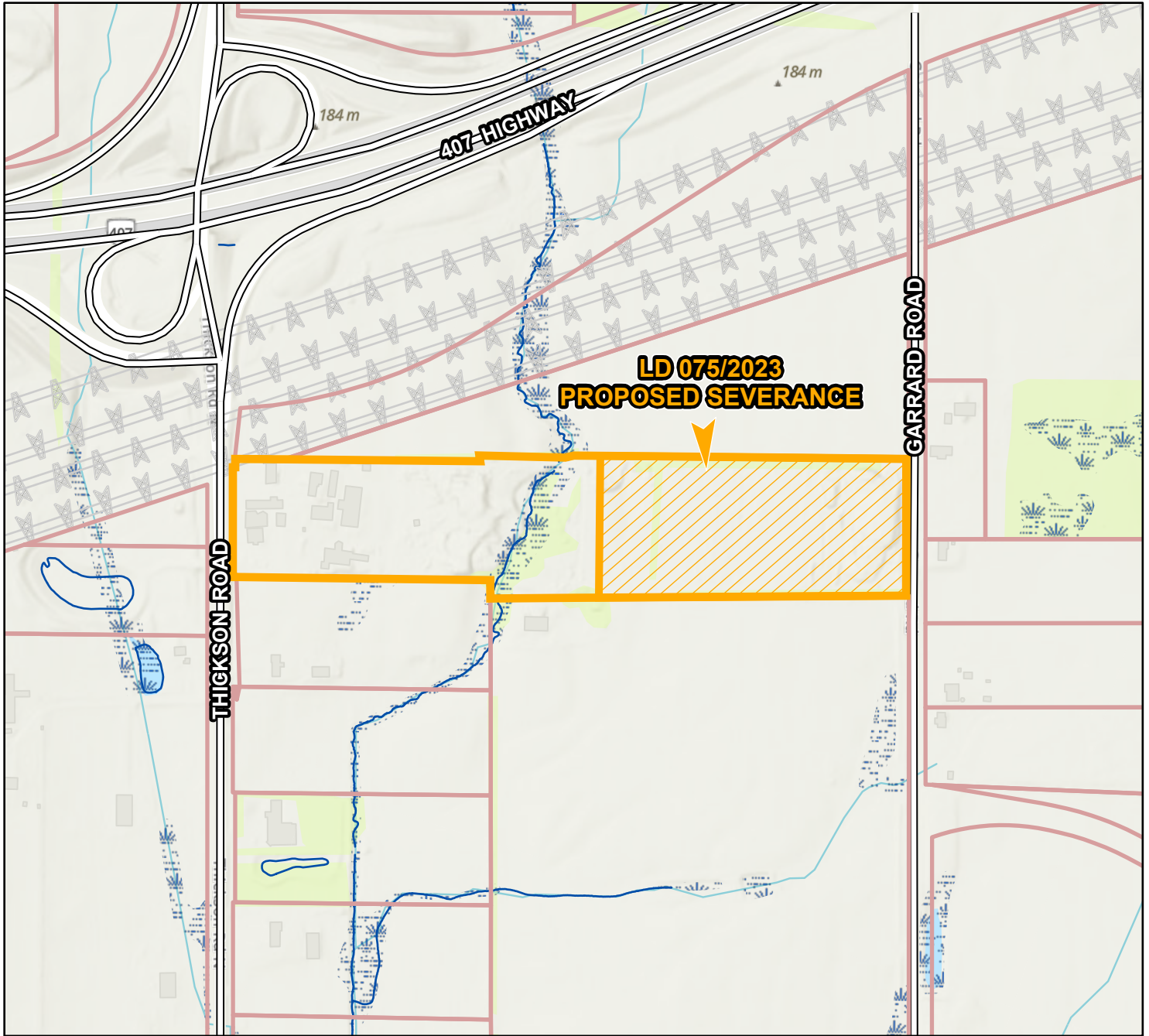
Address: 5515 THICKSON RD N, Whitby, ON

Town of Whitby


Consent to sever a vacant 6.11 ha industrial parcel of land, retaining an existing 6.51 ha industrial parcel of land with existing buildings.

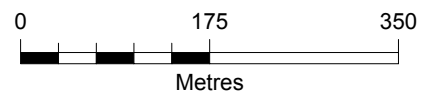


Land Division Application: LD 075/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 5515 Thickson Road North



Legend

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



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4 LD 076/2023

Owner: John Duval

Agent: Johnny Levasseur

Location: Lot 9 Con 2

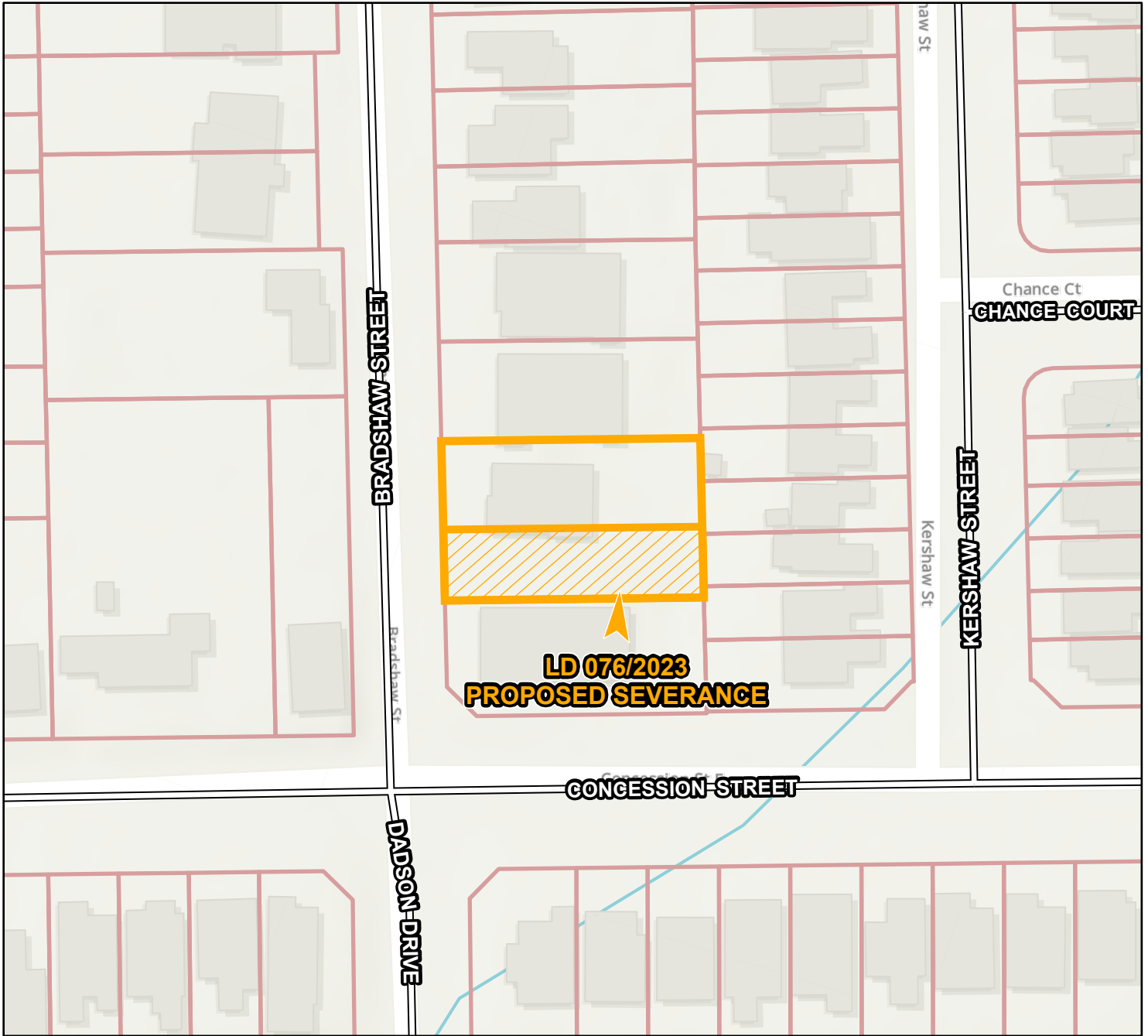
Address: 11 BRADSHAW ST, Clarington, ON

Municipality of Clarington




Consent to sever a 536.9 m² vacant residential parcel of land, retaining a 668.7 m² residential parcel of land with an existing dwelling.

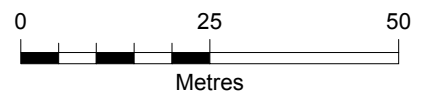


Land Division Application: LD 076/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 11 Bradshaw Street, Clarington



Legend

-  Subject Land
-  Retained Land
-  Parcel - Assessment



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5 LD 077/2023

Owner: Derrick & Candice Golfetto
Mainstream Plumbing Inc.

Agent: Anna Camposeo

Location: Lot 14 Con 2

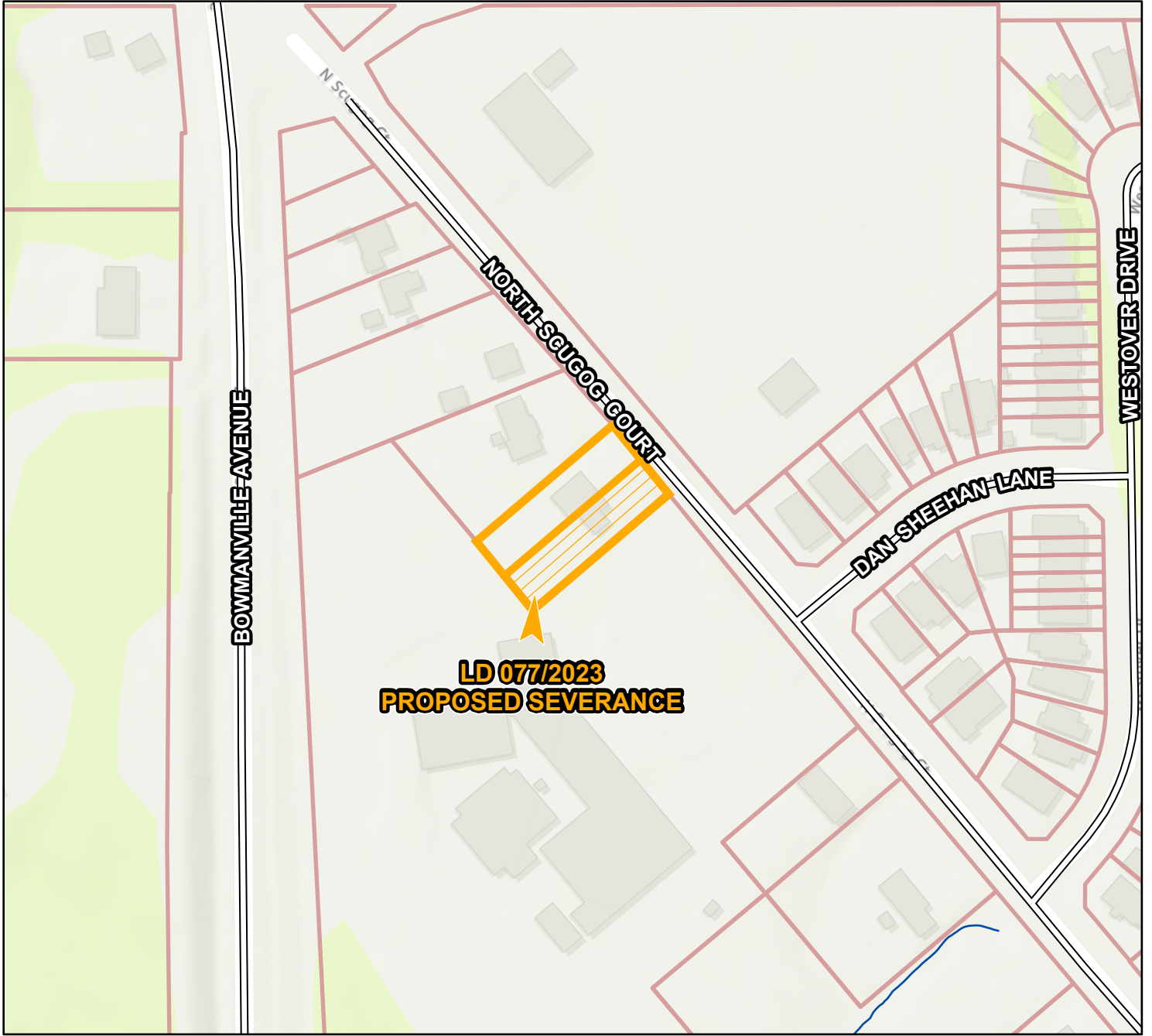
Address: 422 NORTH SCUGOG CRT, Clarington, ON

Municipality of Clarington

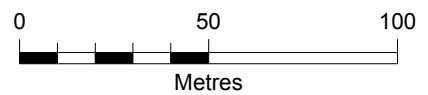
Consent to sever a vacant 929.45 m² residential parcel of land, retaining a 930.32 m² residential parcel of land with an existing dwelling to be demolished.



Land Division Application: LD 077/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 422 North Scugog Court, Clarington



Legend



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

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6 LD 078/2023

Owner: Frank Maida

Agent: Christopher D'Souza

Location: Lot 26 Con 1

Address: 1756 APPLEVIEW RD, Pickering,
City of Pickering

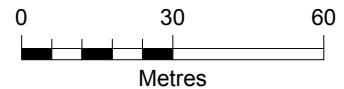
Consent to sever a 1,577.48 m² residential parcel of land while retaining a 1,354.71 m² residential parcel of land with the existing dwelling to remain.



Land Division Application: LD 078/2023
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 1756 Applevue Road



Legend



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

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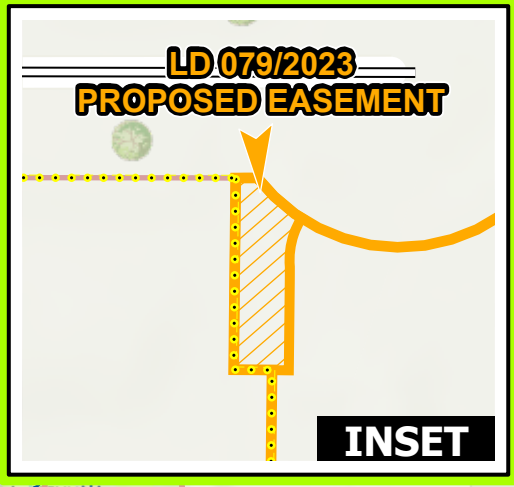
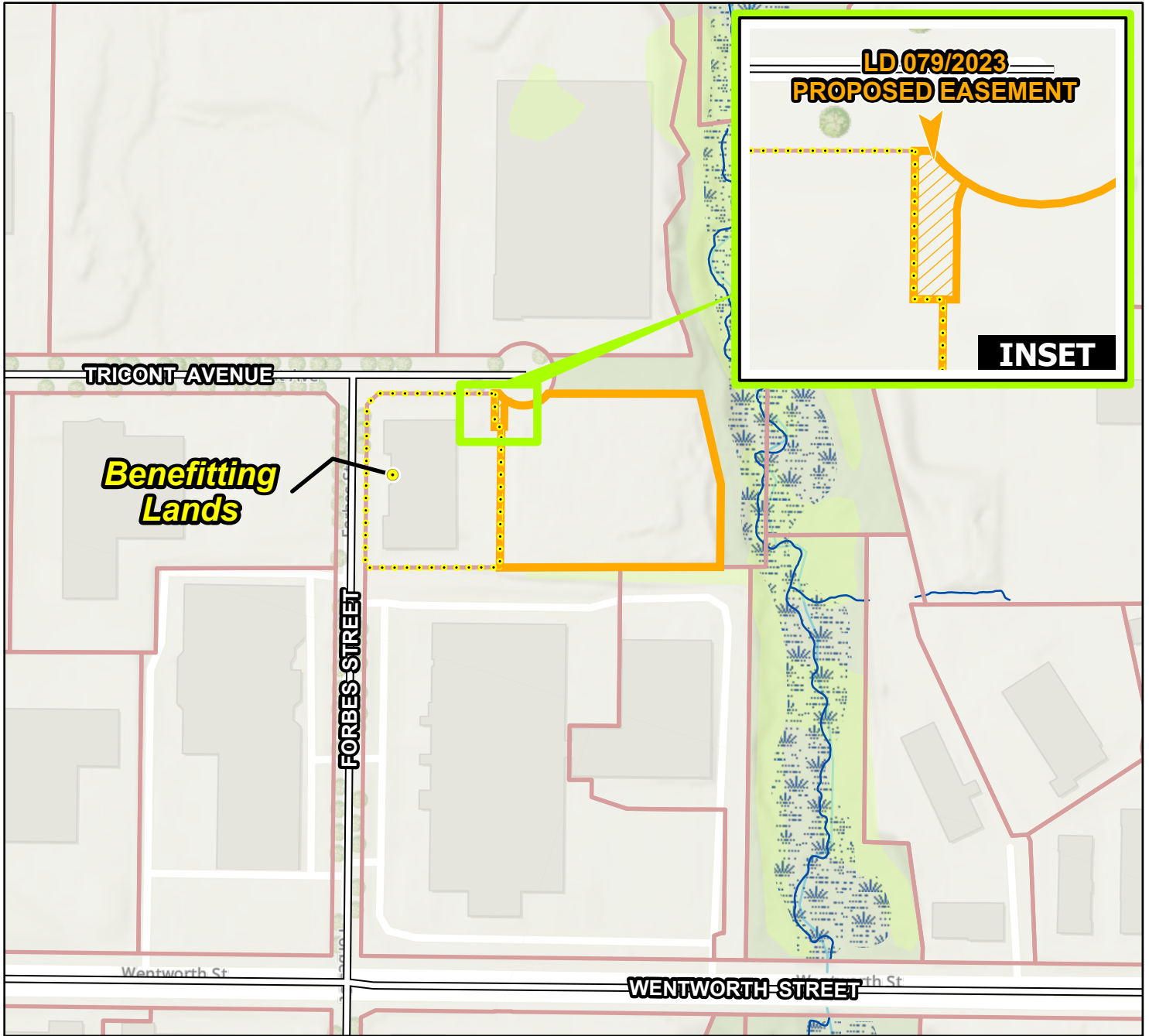
7 LD 079/2023

Owner: Forest Group. - Attn: Domenic Gurreri
Agent: Humphries Planning Group Inc. - Attn: Marcus Martins
Location: Lot 19 Con Broken Front
Address: TRICONT AVE, Whitby, ON
Town of Whitby








Consent to grant a vacant 145.5 m² private pedestrian and vehicular easement to the west, while retaining a vacant 17,300 m² industrial parcel of land.

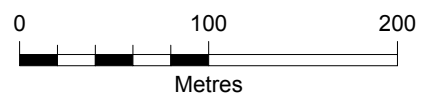


Land Division Application: LD 079/2023
 Nature of Application: Proposed Easement of Land
 Municipality: Town of Whitby
 Address: Tricont Avenue



Legend

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



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8 LD 080/2023

Owner: 412 Dundas Developments Limited: Shawn Shanmuganathan

Agent: Maggie Bassani c/o Aird Berlis LLP

Location: Block 270, Plan 40M2647

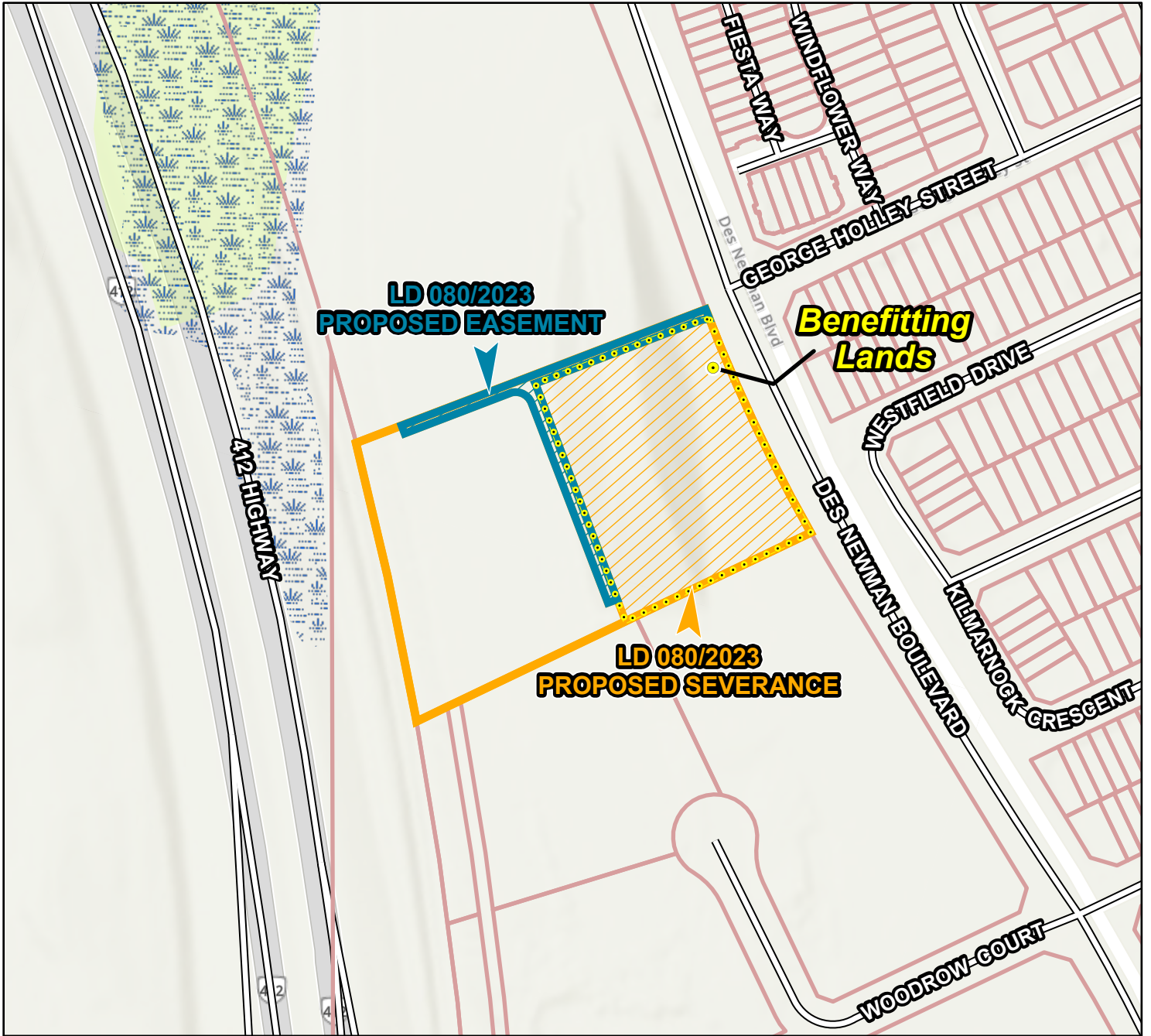
Address: DES NEWMAN BLVD, Whitby, ON

Town of Whitby








Consent to sever a vacant 0.87 ha of employment land, while retaining a vacant 1.06 ha of employment land. The application also includes an easement.

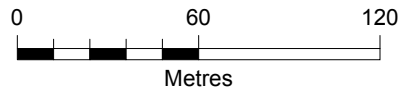


Land Division Application: LD 080/2023
 Nature of Application: Proposed Severance and Easement of Land
 Municipality: Town of Whitby
 Address: Des Newman Boulevard



Legend

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



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9 LD 081/2023

Owner: 412 Dundas Developments Limited: Shawn Shanmuganathan

Agent: Maggie Bassani c/o Aird Berlis LLP

Location: Block 270, Plan 40M2647

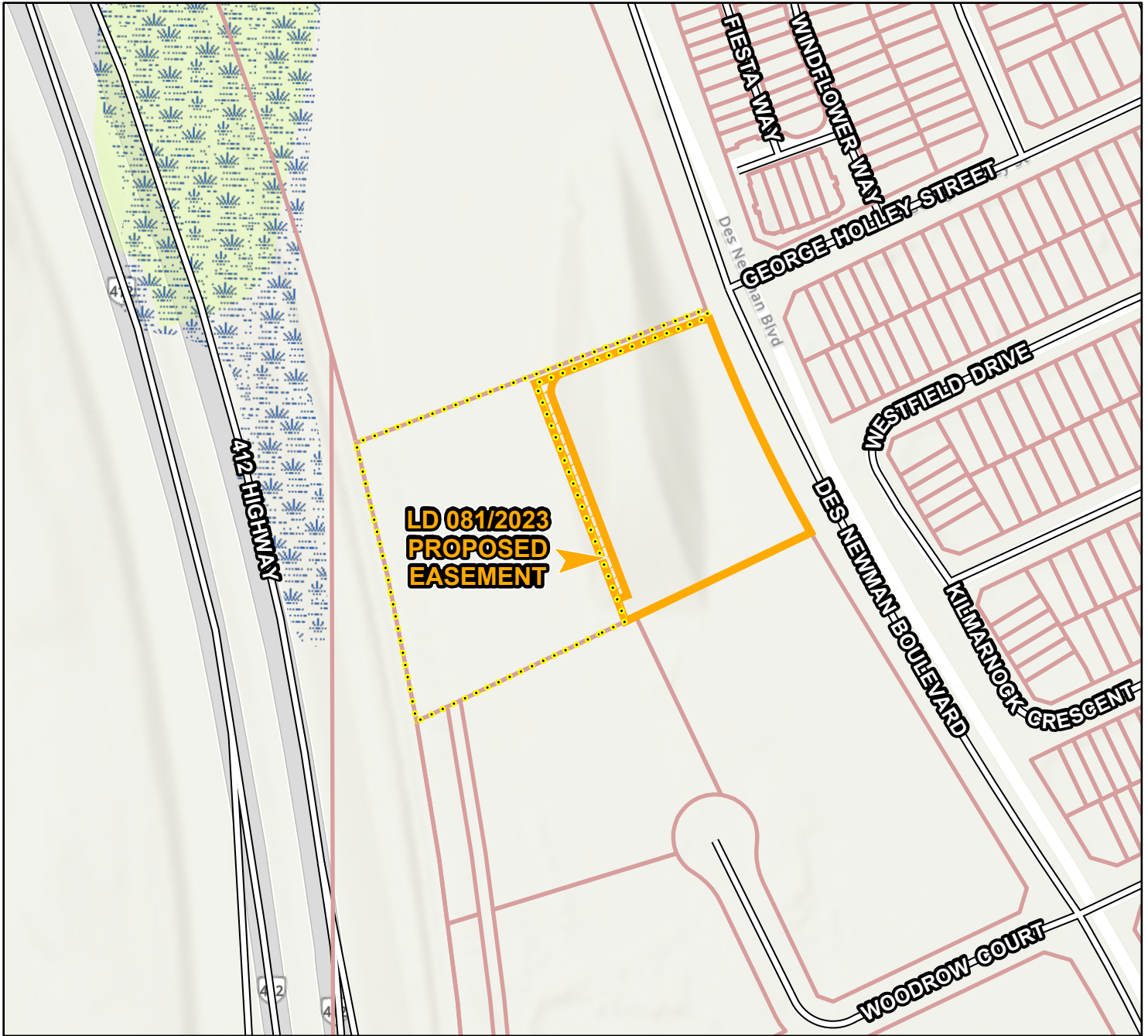
Address: DES NEWMAN BLVD, Whitby, ON

Town of Whitby







Consent to grant a 645 m² vacant access easement, while retaining 10,600 m² of employment land.

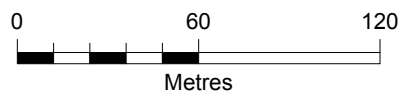


Land Division Application: LD 081/2023
 Nature of Application: Proposed Easement of Land
 Municipality: Town of Whitby
 Address: Des Newman Boulevard



Legend

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



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10 LD 082/2023

Owner: Gerald Smith

Agent: Gerald Smith

Location: Lot 27 Con 5

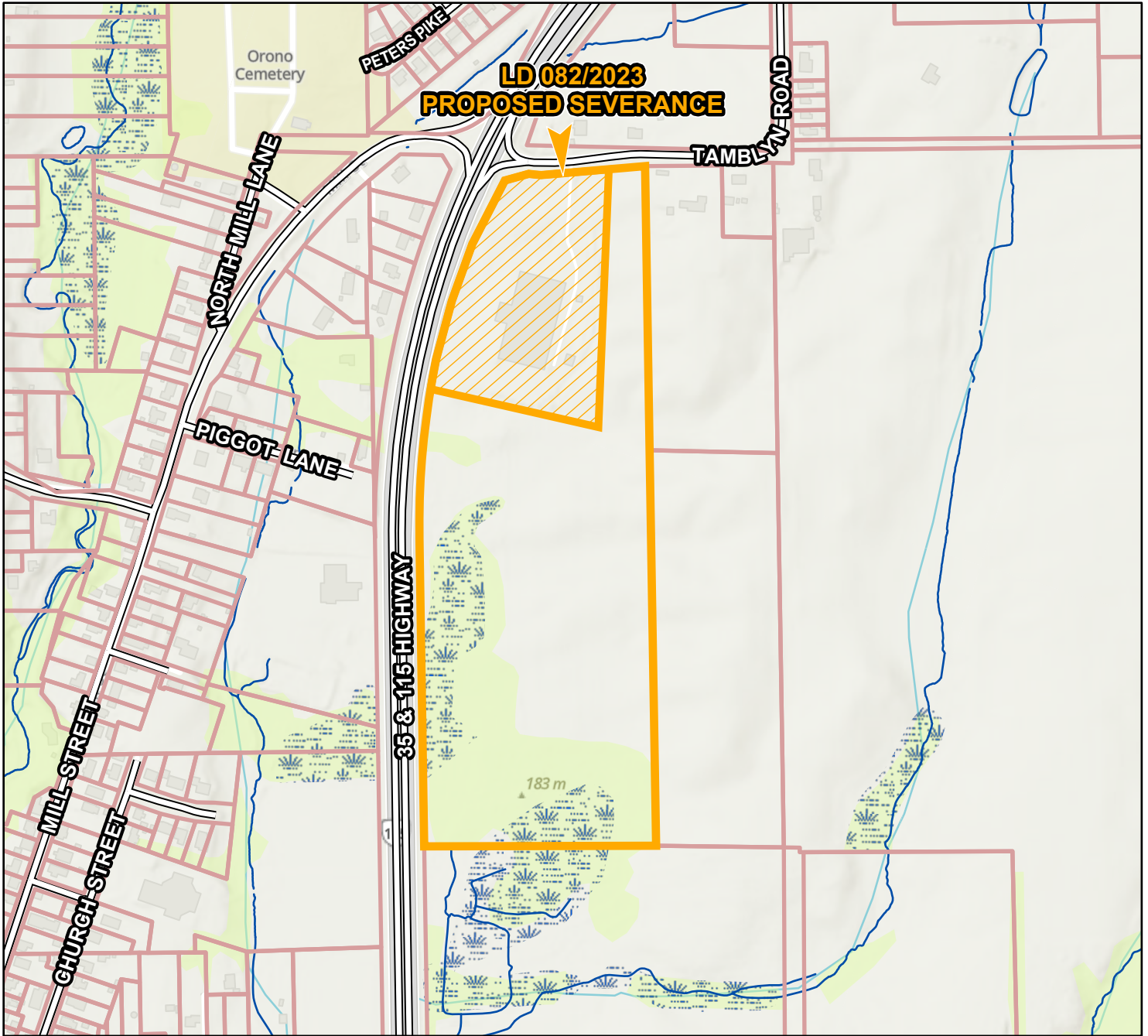
Address: 19 TAMBLYN RD, Clarington, ON

Municipality of Clarington

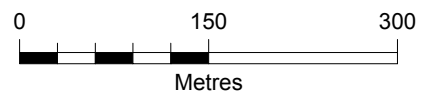
Consent to sever a 3.58 ha industrial parcel of land with an existing building, retaining a vacant 11.68 ha industrial parcel of land.






Land Division Application: LD 082/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 19 Tamblyn Road, Clarington



Legend



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

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11 LD 083/2023

Owner: Holland Homes Inc.

Agent: Katrina Metzner on behalf of Tiffany Holland

Location: Lots 29, 30, 31 and 32 Plan 960, Pt of Lt 5

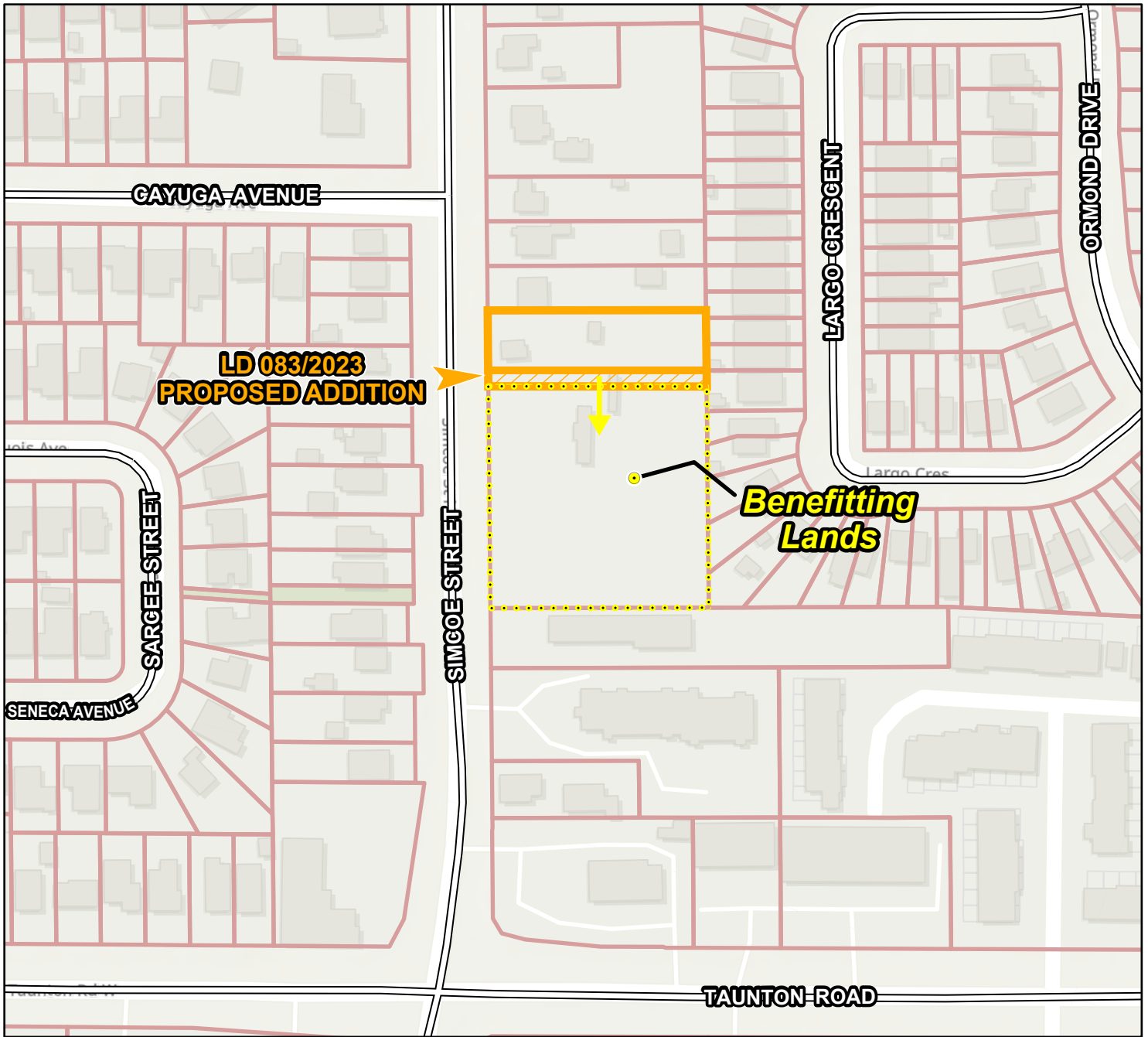
Address: 1413 SIMCOE ST N, Oshawa, ON

City of Oshawa

Consent to add a vacant 362.90 m² residential parcel of land to the south, retaining a 1,439.14 m² residential lot with an existing dwelling.

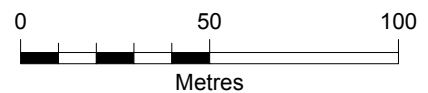


Land Division Application: LD 083/2023
 Nature of Application: Proposed Addition of Land
 Municipality: City of Oshawa
 Address: 1413 Simcoe Street North



Legend

- Subject Land
- Retained Land
- Benefitting Lands
- Parcel - Assessment



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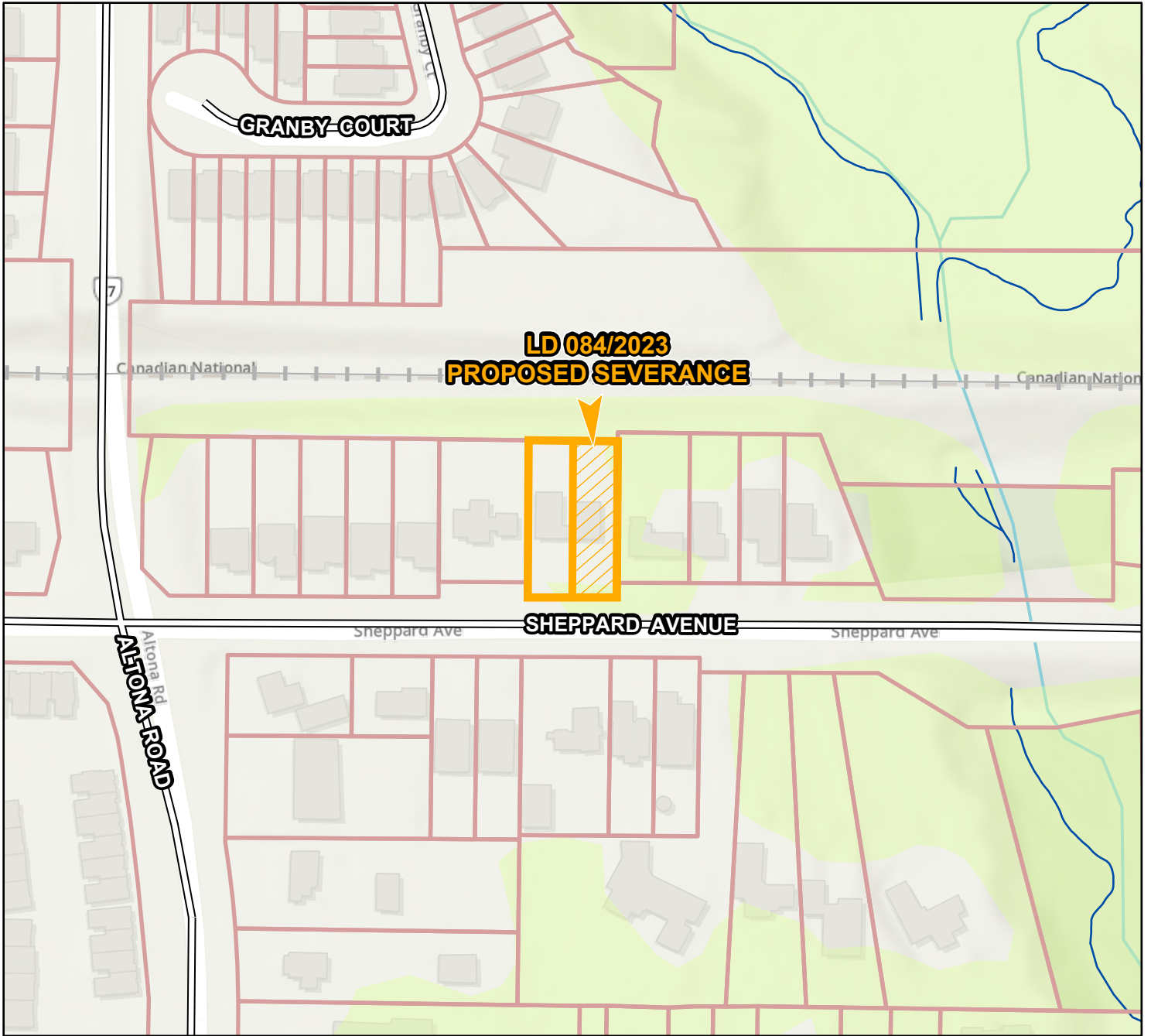
12 LD 084/2023

Owner: Seedkhan Sulaimankhail
Agent: Seedkhan Sulaimankhail
Location: Lot 32 Con 1
Address: 344 SHEPPARD AVE, Pickering,
City of Pickering

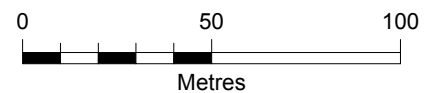
Consent to sever a 738.27 m² residential parcel of land, while retaining a 738.36 m² residential parcel of land with the existing dwelling to remain.









Land Division Application: LD 084/2023
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 344 Sheppard Avenue



Legend



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

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13 LD 085/2023

Owner: Jon Tucknott

Agent: David Pearce

Location: Lot 11 Con 1

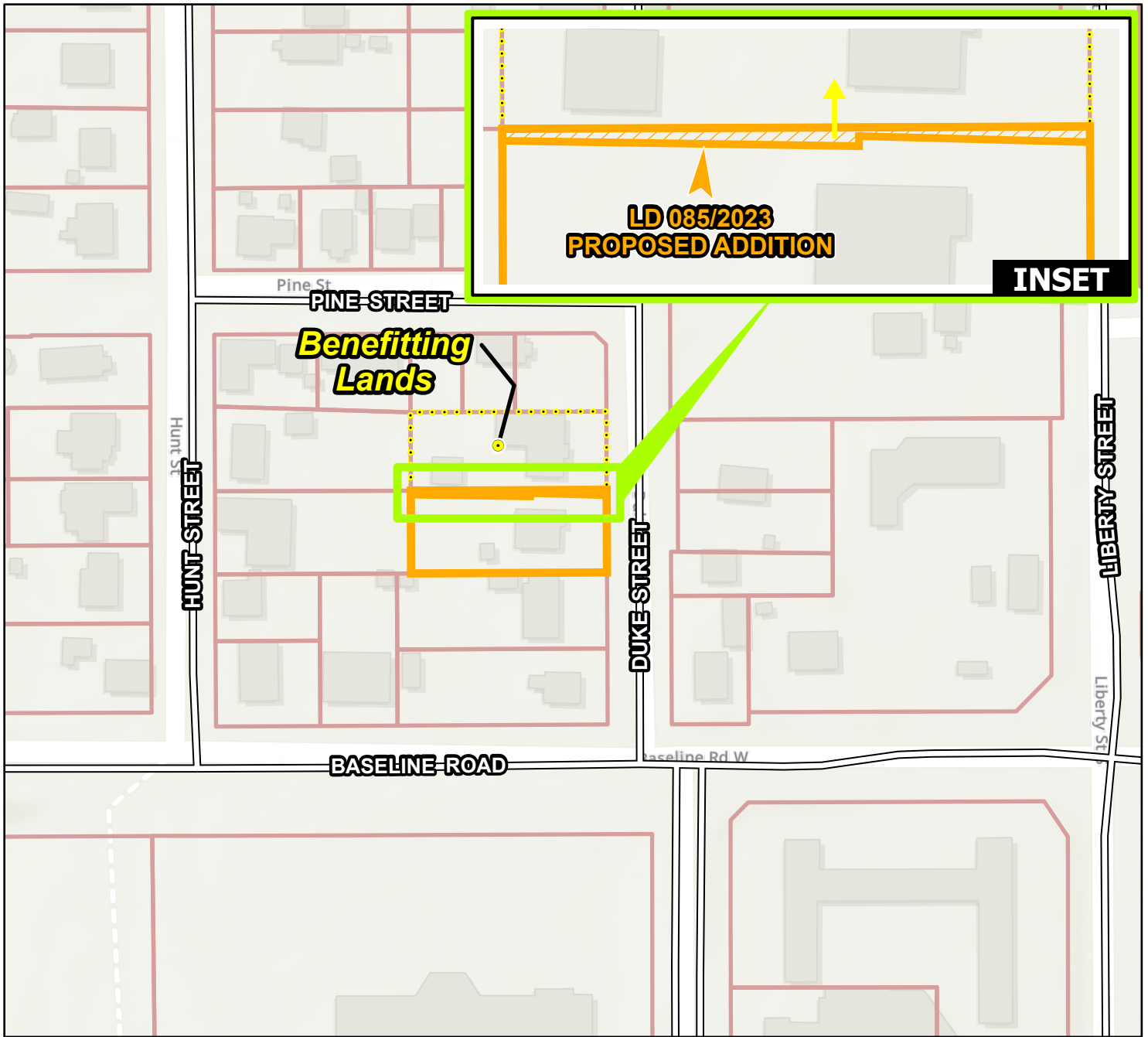
Address: 116 DUKE ST, Clarington, ON

Municipality of Clarington



Consent to add a vacant 55 m² residential parcel of land to the south, retaining a 957 m² residential parcel of land with an existing dwelling.

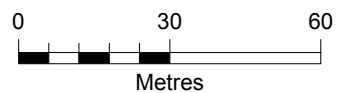


Land Division Application: LD 085/2023
 Nature of Application: Proposed Addition of Land
 Municipality: Municipality of Clarington
 Address: 116 Duke Street, Clarington



Legend

-  Subject Land
-  Retained Land
-  Benefitting Lands
-  Parcel - Assessment



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14 LD 086/2023

Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne

Agent: Mitch Morawetz

Location: Lots 7 and 8; Con 2

Address: 2173 NEWTONVILLE RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 2,020 m² agricultural parcel of land, retaining a 118.03 ha agricultural parcel of land with an existing dwelling and a shed.

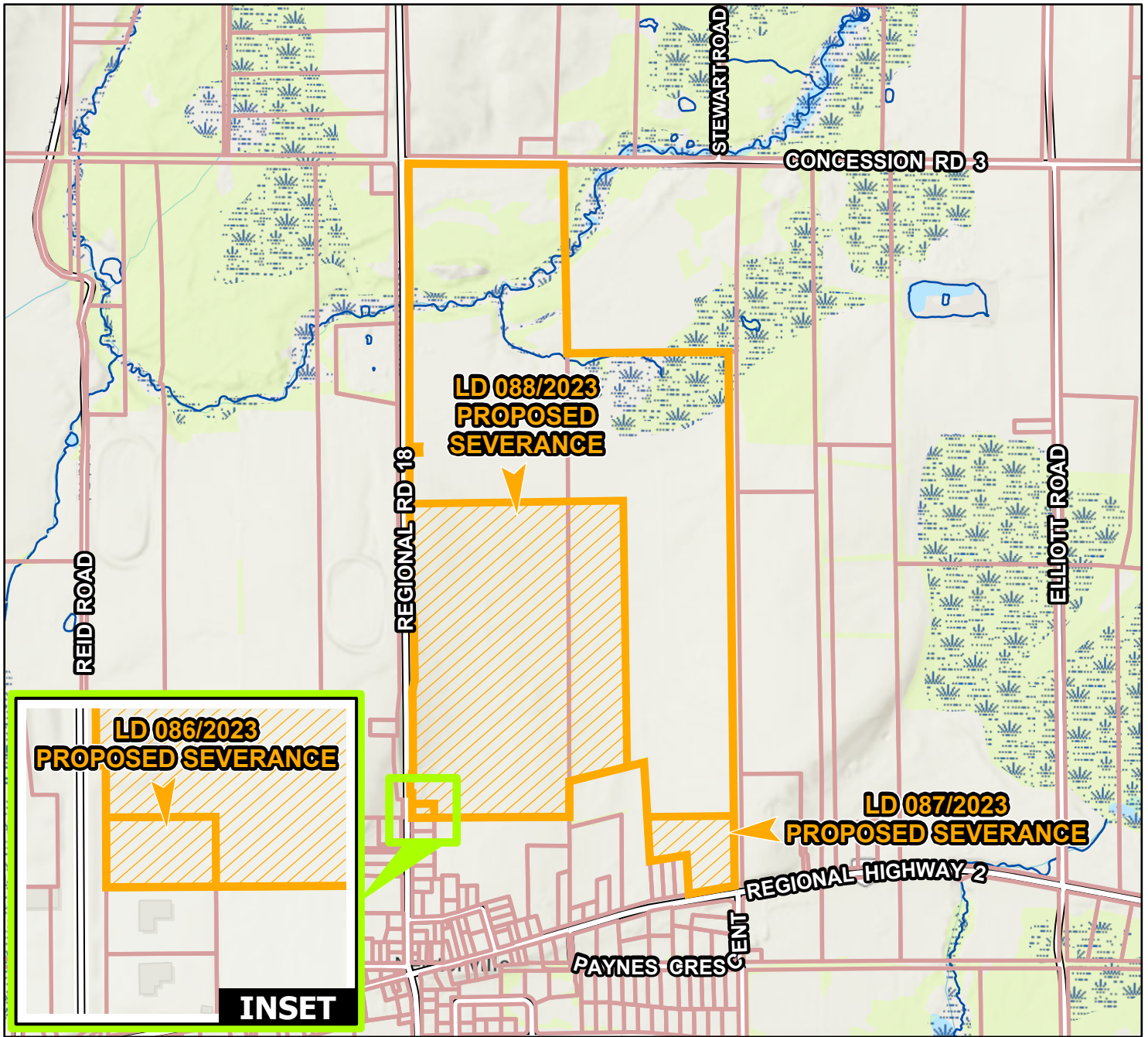


Land Division Applications: LD 086/2023 to LD 088/2023

Nature of Application: Proposed Severance of Land

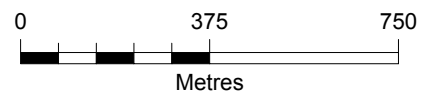
Municipality: Municipality of Clarington

Address: 2173 Newtonville Road, Clarington



Legend

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



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15 LD 087/2023

Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne

Agent: Mitch Morawetz

Location: Lots 7 and 7; Con 2

Address: 2173 NEWTONVILLE RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 3.33 ha agricultural parcel of land, retaining a 114.7 ha agricultural parcel of land with an existing dwelling and a shed.

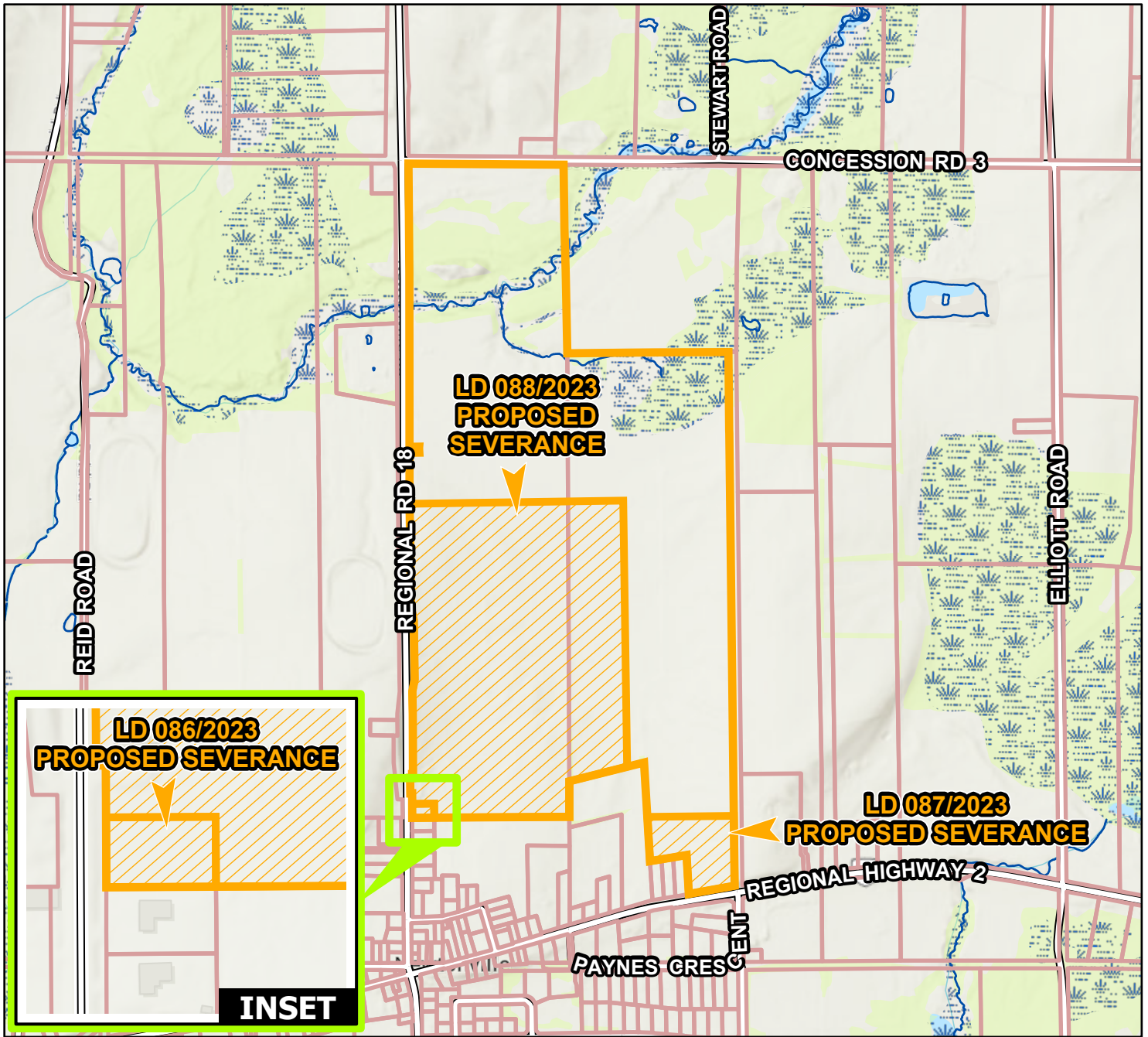


Land Division Applications: LD 086/2023 to LD 088/2023

Nature of Application: Proposed Severance of Land

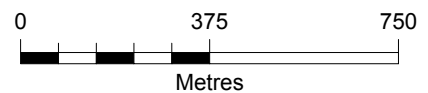
Municipality: Municipality of Clarington

Address: 2173 Newtonville Road, Clarington



Legend

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



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16 LD 088/2023

Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne

Agent: Mitch Morawetz

Location: Lots 7 and 8; Con 2

Address: 2173 NEWTONVILLE RD, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 72.5 ha agricultural parcel of land, retaining a 42.2 ha agricultural parcel of land with an existing dwelling and a shed.

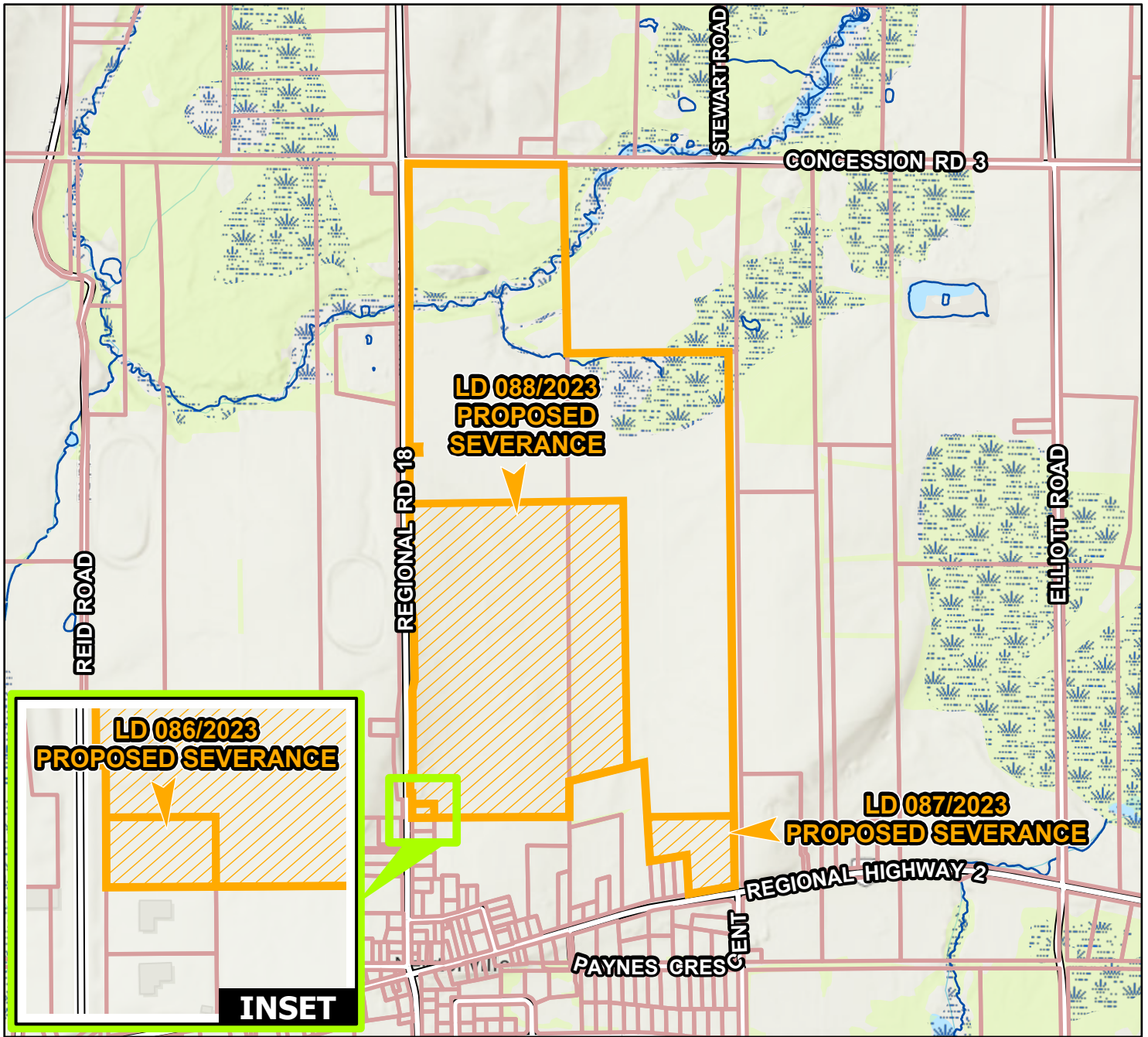


Land Division Applications: LD 086/2023 to LD 088/2023

Nature of Application: Proposed Severance of Land

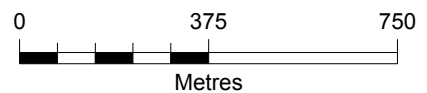
Municipality: Municipality of Clarington

Address: 2173 Newtonville Road, Clarington



Legend

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



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Data Sources:

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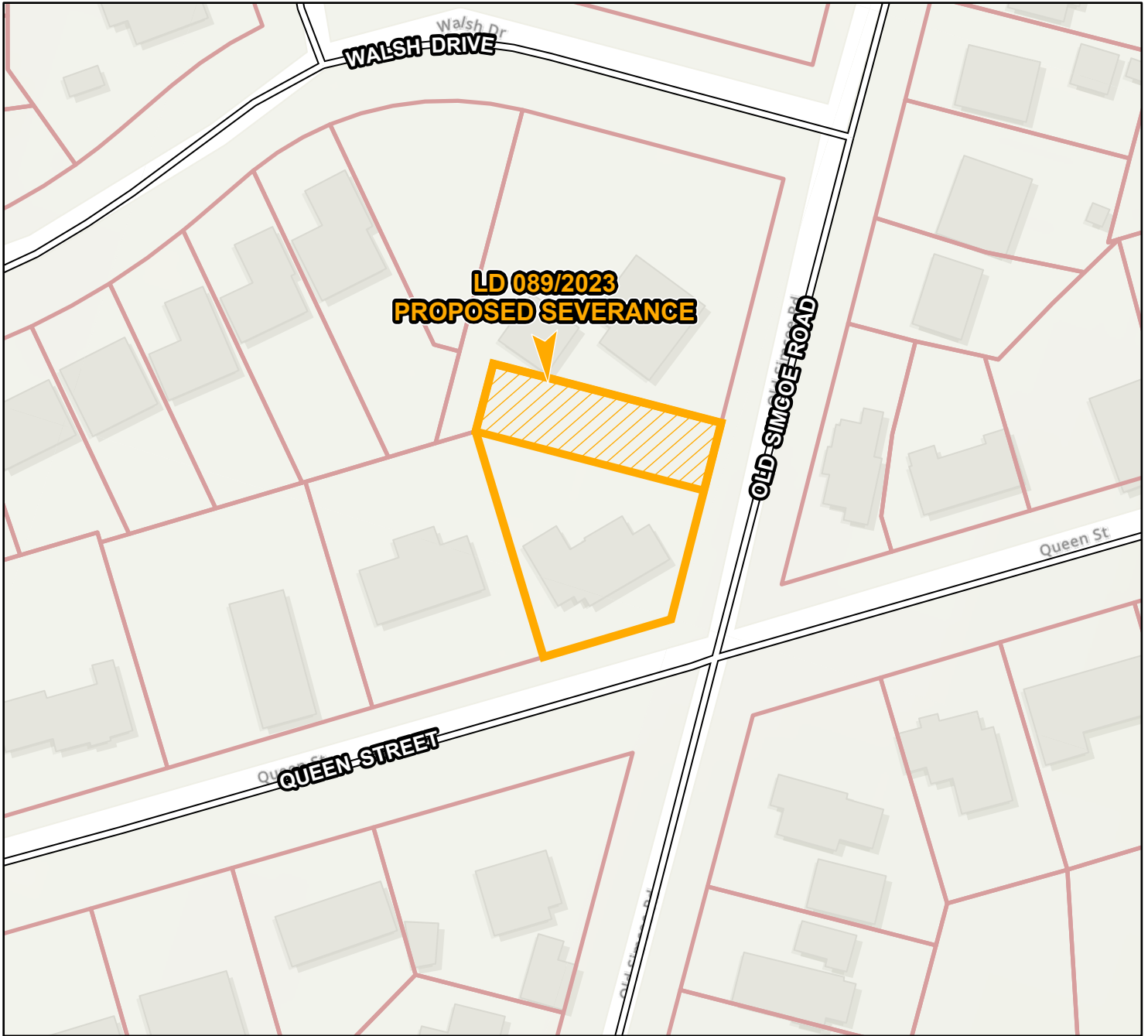
17 LD 089/2023

Owner: John Manns
Agent: Wayne Hancock
Location: Lot 17 Con 6
Address: 569 QUEEN ST, Scugog, ON
Township of Scugog

Consent to sever a vacant 482 m² residential parcel of land, retaining a 916 m² residential parcel of land with an existing dwelling.

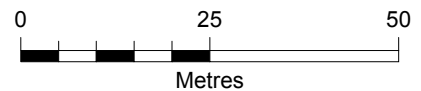


Land Division Application: LD 089/2023
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Scugog
 Address: 569 Queen Street



Legend

- Subject Land
- Retained Land
- Parcel - Assessment



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6. Adjournment