



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, August 17, 2020**

**1:00 P.M**

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

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*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 five 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.*

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**1. Adoption of Minutes**

Land Division Committee meeting held on July 20, 2020

**2. Review Consent Application/Correspondence**

Public Deputations and consideration of consent applications will begin at 1:00 P.M

**3. Other Business**

**4. Recess**

## 5. Consideration of Consent Applications

1. File: LD 175/2017

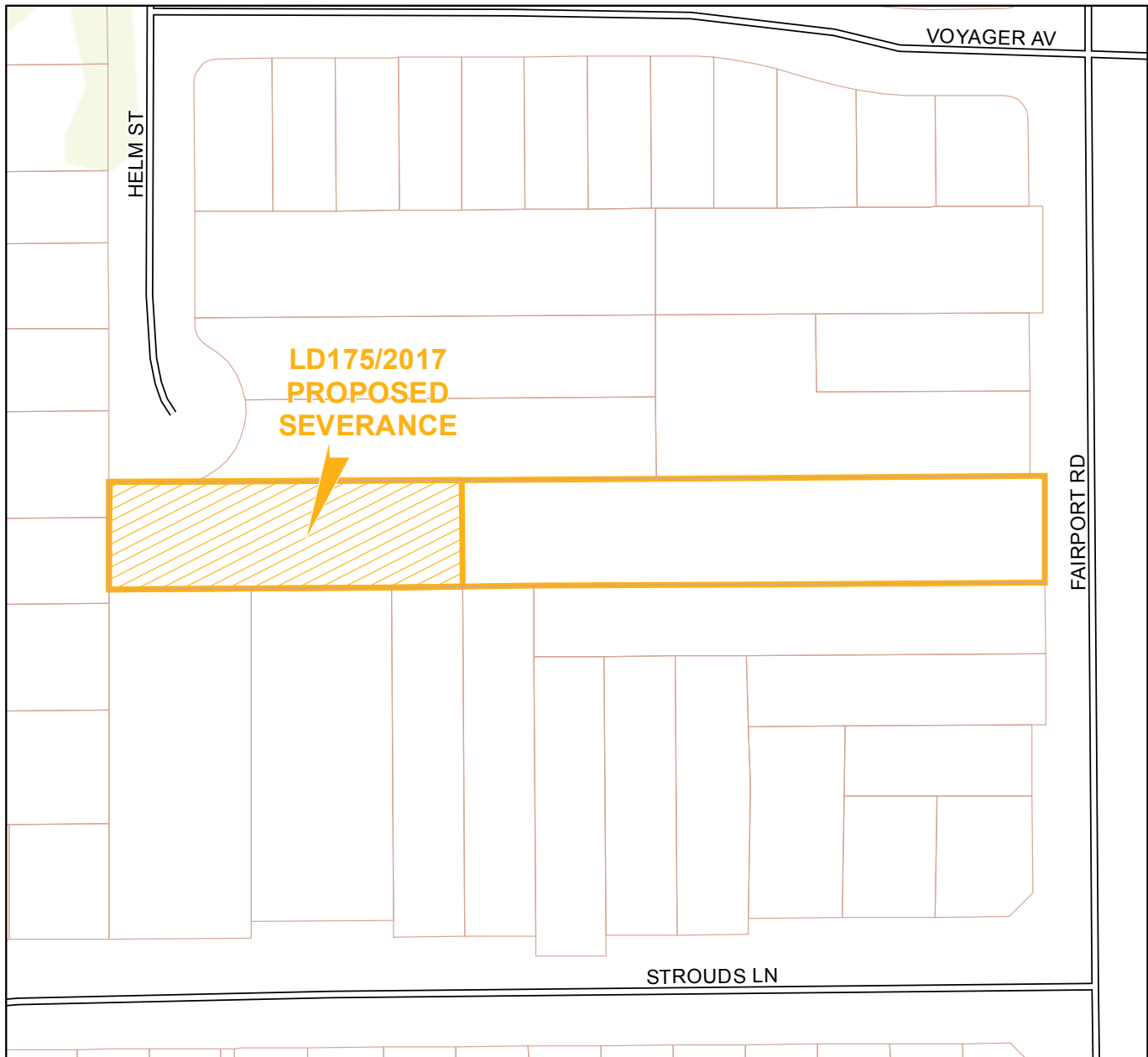
**Tabled: August 13, 2018**

Owner: Simanovskis, Mary  
Simanovskis, Andrew  
Location: Lot 27, Conc. 1  
City of Pickering  
(former Pickering)






Consent to sever a vacant 1,746.9 m<sup>2</sup> residential parcel of land, retaining a 2,847.7 m<sup>2</sup> residential parcel of land with an existing dwelling.

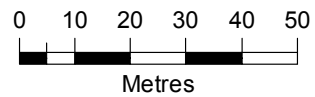
**Note: Location Map on next page**

Land Division Application No: LD175/2017  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 1868 Fairport Road



**Legend**

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



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2. File: LD 104/2018 **(WITHDRAWN)**

**Tabled: August 13, 2018**

Owner: Butler, Janice

Agent: GHD

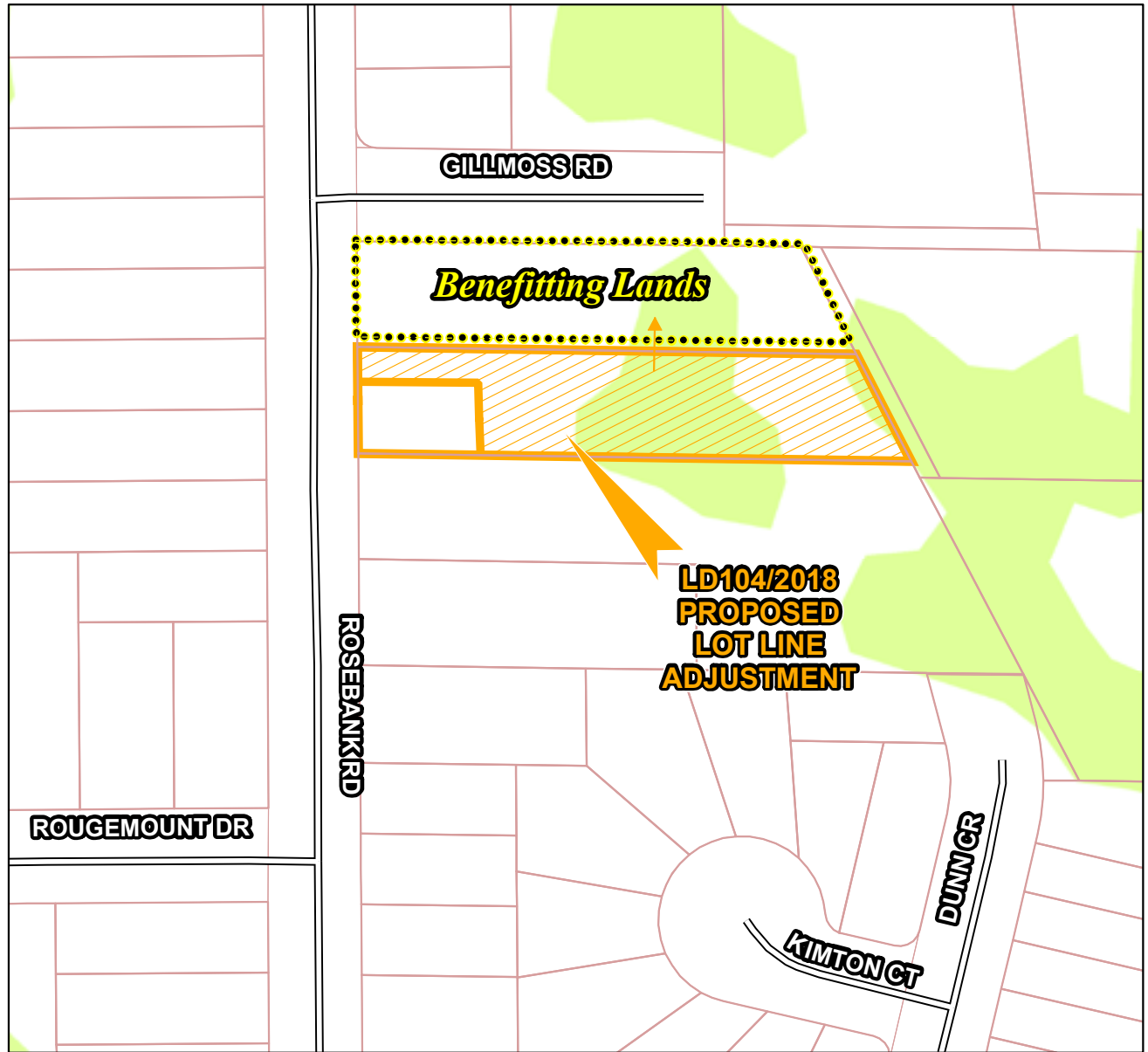
Location: Lot 30, Conc. Range 2

City of Pickering







Consent to add 2,077.5 m<sup>2</sup> residential parcel of land to the land to the North, retaining a 510.2 m residential parcel of land with an existing dwelling to be demolished.

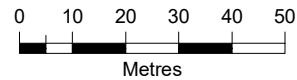
**Note: Location Map on next page**

Land Division Application No: LD104/2018  
 Nature of Application: Proposed Lot Line Adjustment (North)  
 Municipality: City of Pickering  
 Address: 467 Rosebank Road



Legend

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



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3. File: LD 105/2018 **(WITHDRAWN)**

**Tabled: August 13, 2018**

Owner: Wald, Anna

Wald, Karl

Agent: GHD

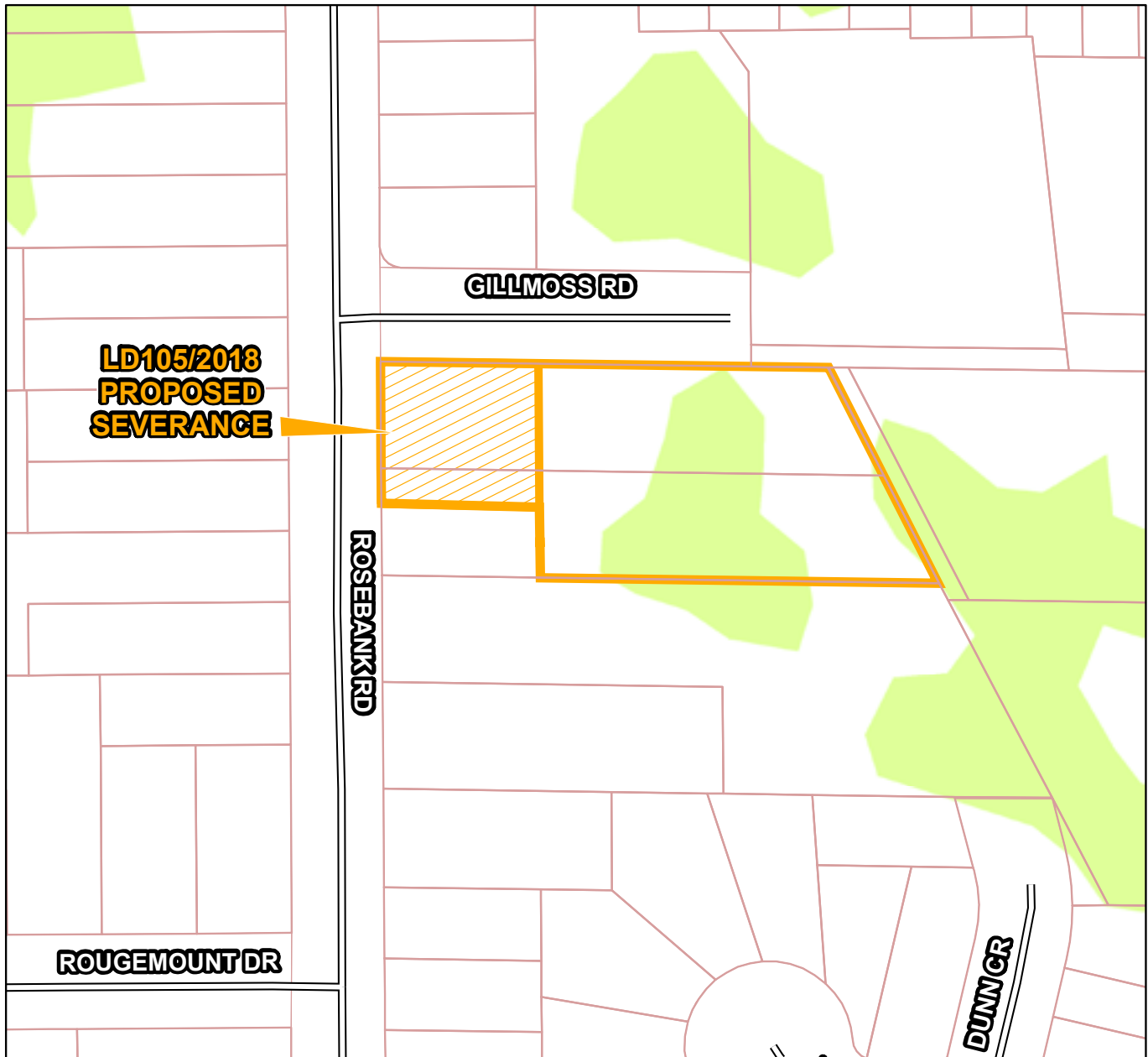
Location: Lot 30, Conc. Range 2

City of Pickering

Consent to sever a 1,018.7 m<sup>2</sup> residential parcel of land with an existing house to be demolished, retaining a 3,375.5 m<sup>2</sup> residential parcel of land.

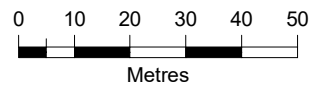
**Note: Location Map on next page**

Land Division Application No: LD105/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 471 Rosebank Road



Legend

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



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4. File: LD 106/2018 **(WITHDRAWN)**

**Tabled: August 13, 2018**

Owner: Wald, Anna

Wald, Karl

Agent: GHD

Location: Lot 30, Conc. Range 2

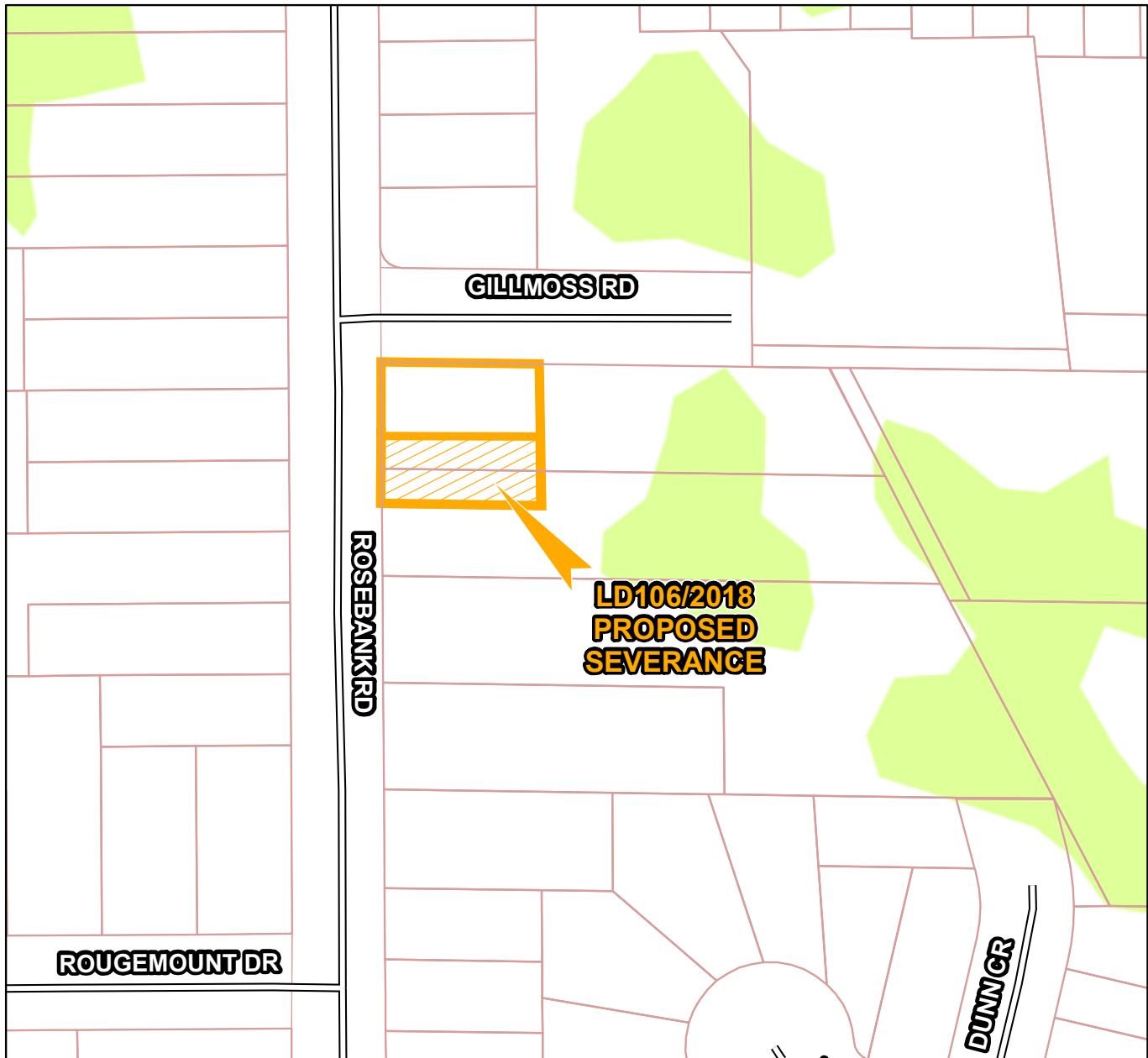
City of Pickering

Consent to sever a 509.3 m<sup>2</sup> residential parcel of land, retaining a 509.4 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

**Note: Location Map on next page**

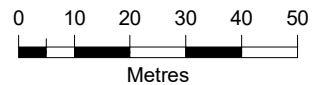


Land Division Application No: LD106/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 471 Rosebank Road



Legend

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



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5. File: LD 072/2019

**Tabled: July 15, 2019**

Owner: 1198321 Ontario Inc.

Agent: Abbott, Ray

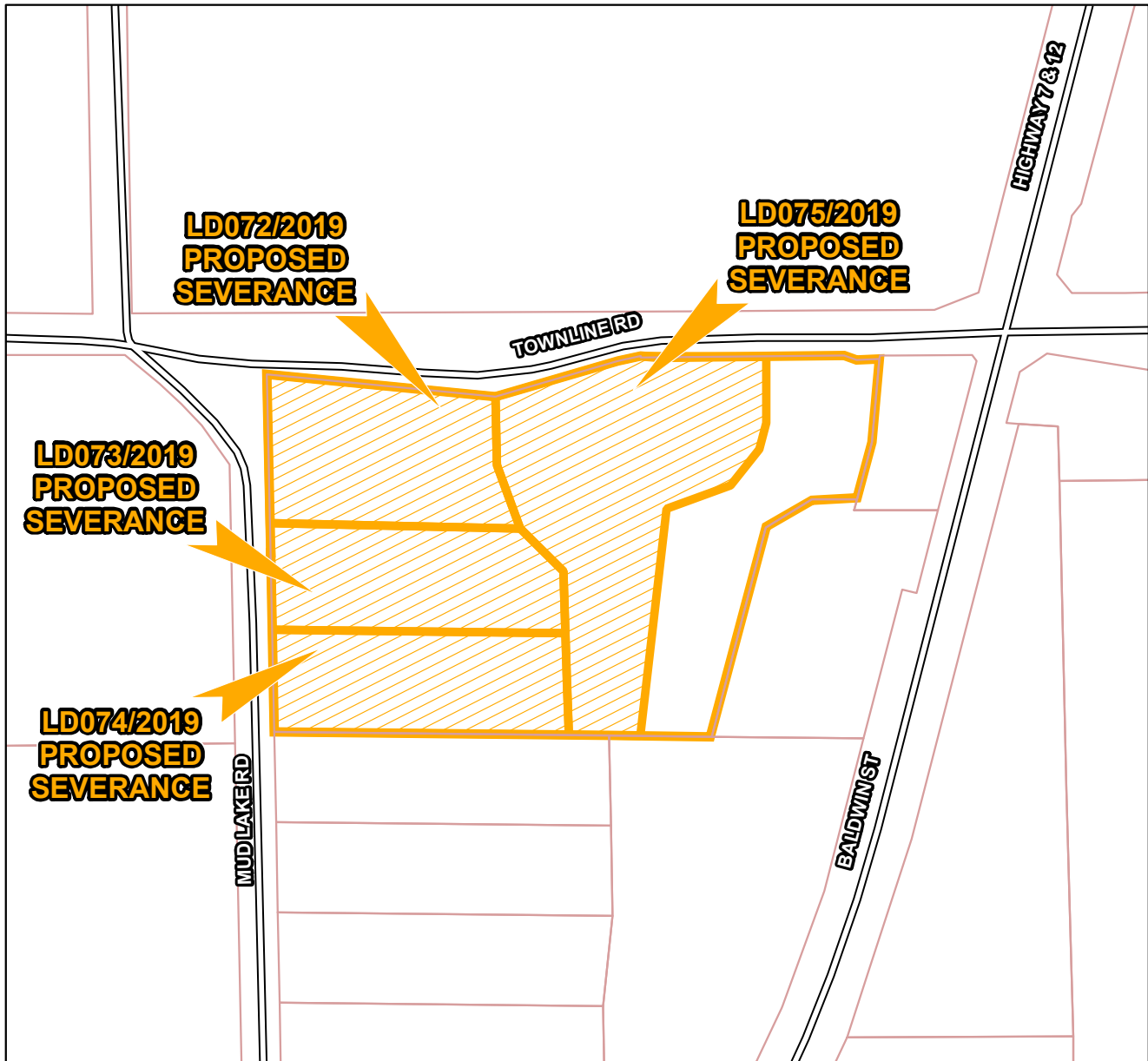
Location: Lot Pt Lt 20, Conc. 9

Town of Whitby

Consent to sever a vacant 8,738 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 41,072 m<sup>2</sup> hamlet residential parcel of land.

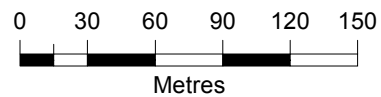
**Note: Location Map on next page**

Land Division Application No: LD072/2019 LD073/2019 LD074/2019 LD075/2019  
 Nature of Application: Proposed Severances of Land  
 Municipality: Whitby  
 Address: Part of Lot 20, Concession 9



Legend

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



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6. File: LD 073/2019

**Tabled: July 15, 2019**

Owner: 1198321 Ontario Inc.

Agent: Abbott, Ray

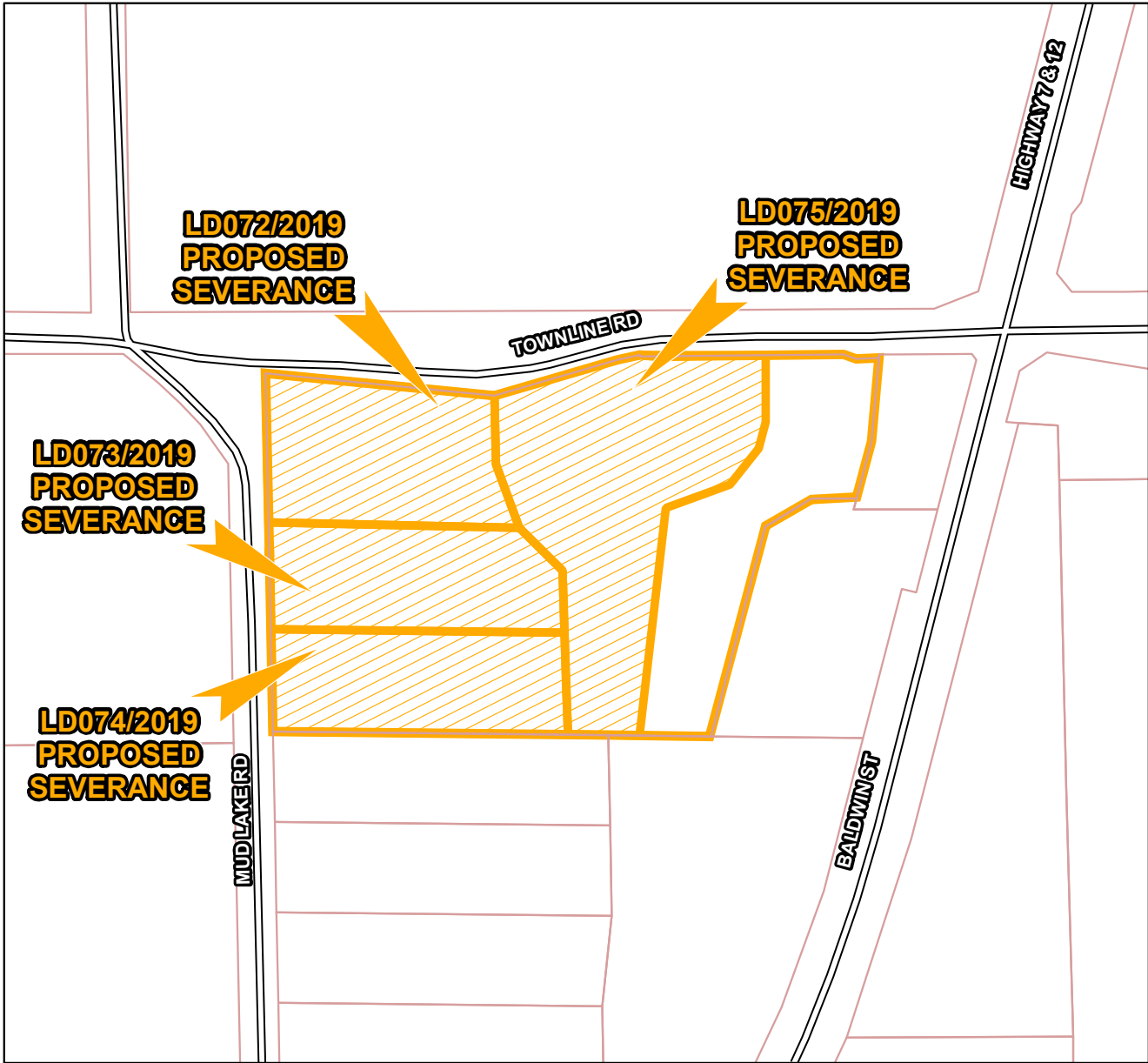
Location: Lot Pt Lt 20, Conc. 9

Town of Whitby

Consent to sever a vacant 8,097 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 32,975 m<sup>2</sup> hamlet residential parcel of land.

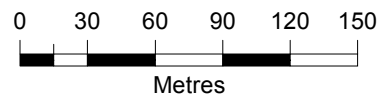
**Note: Location Map on next page**

Land Division Application No: LD072/2019 LD073/2019 LD074/2019 LD075/2019  
 Nature of Application: Proposed Severances of Land  
 Municipality: Whitby  
 Address: Part of Lot 20, Concession 9



Legend

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



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7. File: LD 074/2019

**Tabled: July 15, 2019**

Owner: 1198321 Ontario Inc.

Agent: Abbott, Ray

Location: Lot Pt Lt 20, Conc. 9

Town of Whitby

Consent to sever a vacant 8,095 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 24,880 m<sup>2</sup> hamlet residential parcel of land.

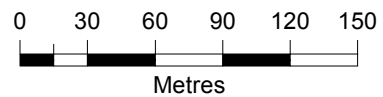
**Note: Location Map on next page**

Land Division Application No: LD072/2019 LD073/2019 LD074/2019 LD075/2019  
 Nature of Application: Proposed Severances of Land  
 Municipality: Whitby  
 Address: Part of Lot 20, Concession 9



Legend

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



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8. File: LD 075/2019

**Tabled: July 15, 2019**

Owner: 1198321 Ontario Inc.

Agent: Abbott, Ray

Location: Lot Pt Lt 20, Conc. 9

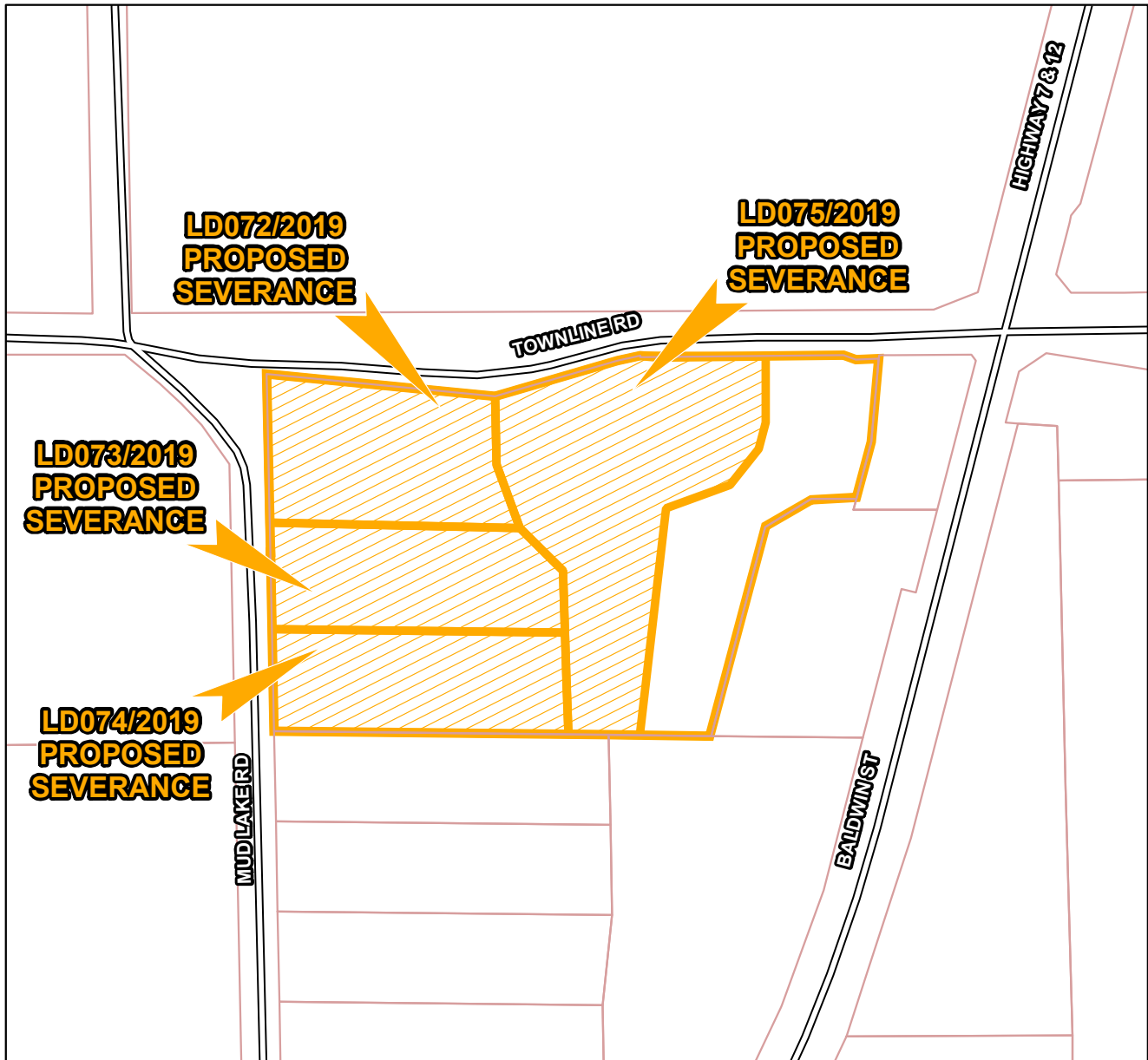
Town of Whitby

Consent to sever a vacant 14,963 m<sup>2</sup> hamlet residential parcel of land, retaining a vacant 9,917 m<sup>2</sup> hamlet residential parcel of land.

**Note: Location Map on next page**

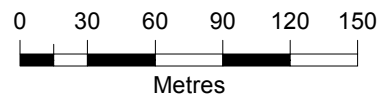


Land Division Application No: LD072/2019 LD073/2019 LD074/2019 LD075/2019  
 Nature of Application: Proposed Severances of Land  
 Municipality: Whitby  
 Address: Part of Lot 20, Concession 9



Legend

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



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9. File: LD 023/2020

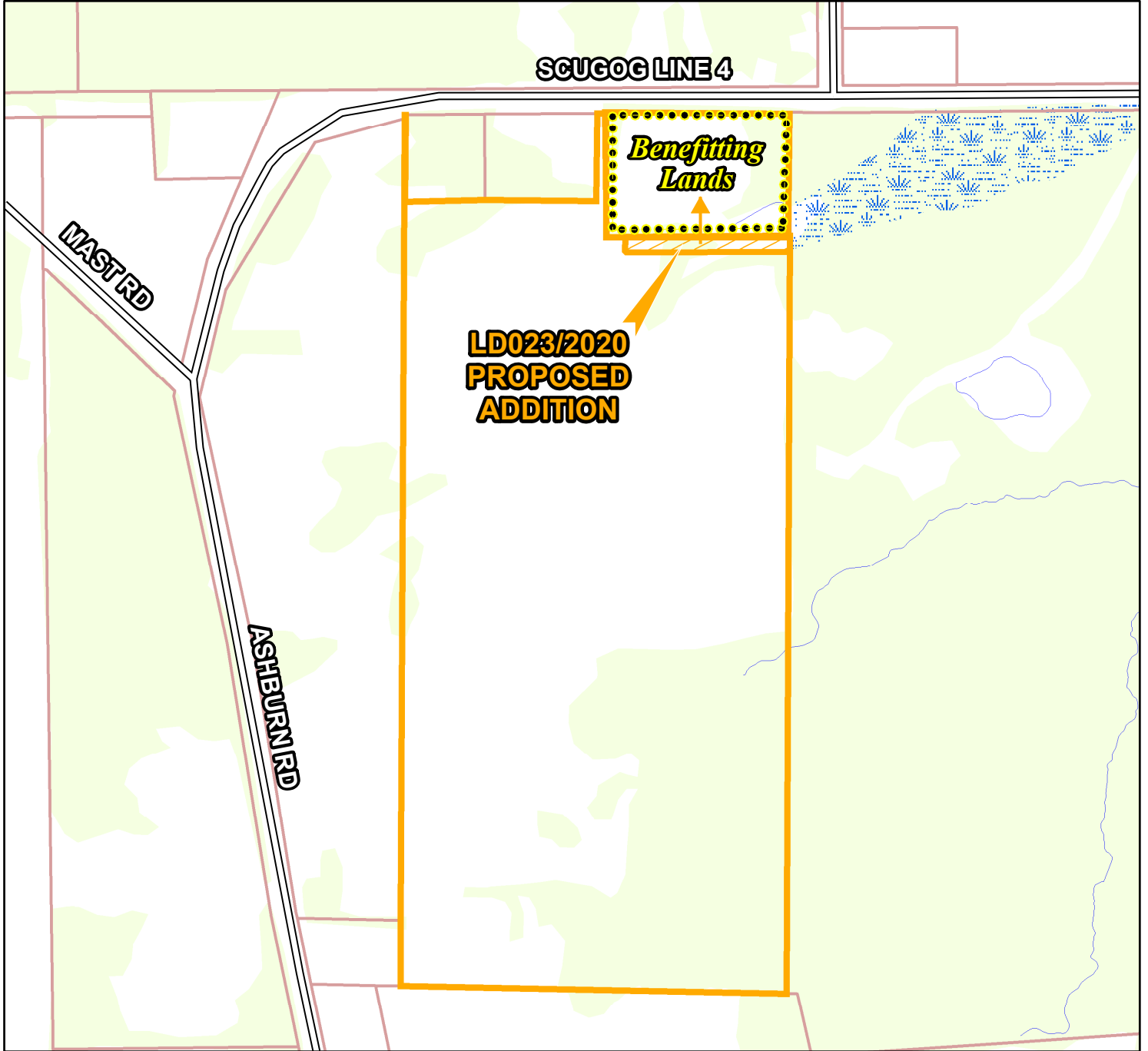
Owner: Bridge, William  
DeCosta, Bonnie & Mark  
Agent: EcoVue Consulting Services Inc.  
Location: Lot 3, Conc. 6  
Twp. of Scugog

Consent to add a 1,421 m<sup>2</sup> vacant non-farm related rural residential parcel of land to the north, retaining a 188,605 m<sup>2</sup> non-farm related rural residential parcel of land with an existing dwelling to remain.









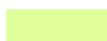
**Note: Location Map on next page**

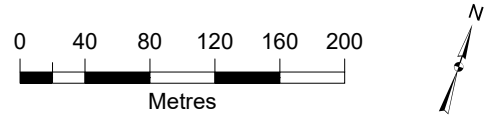


Land Division Application No: LD023/2020  
 Nature of Application: Proposed Addition of Land  
 Municipality: Township of Scugog  
 Address: 570 Scugog Line 4



Legend

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



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10. File: LD 037/2020

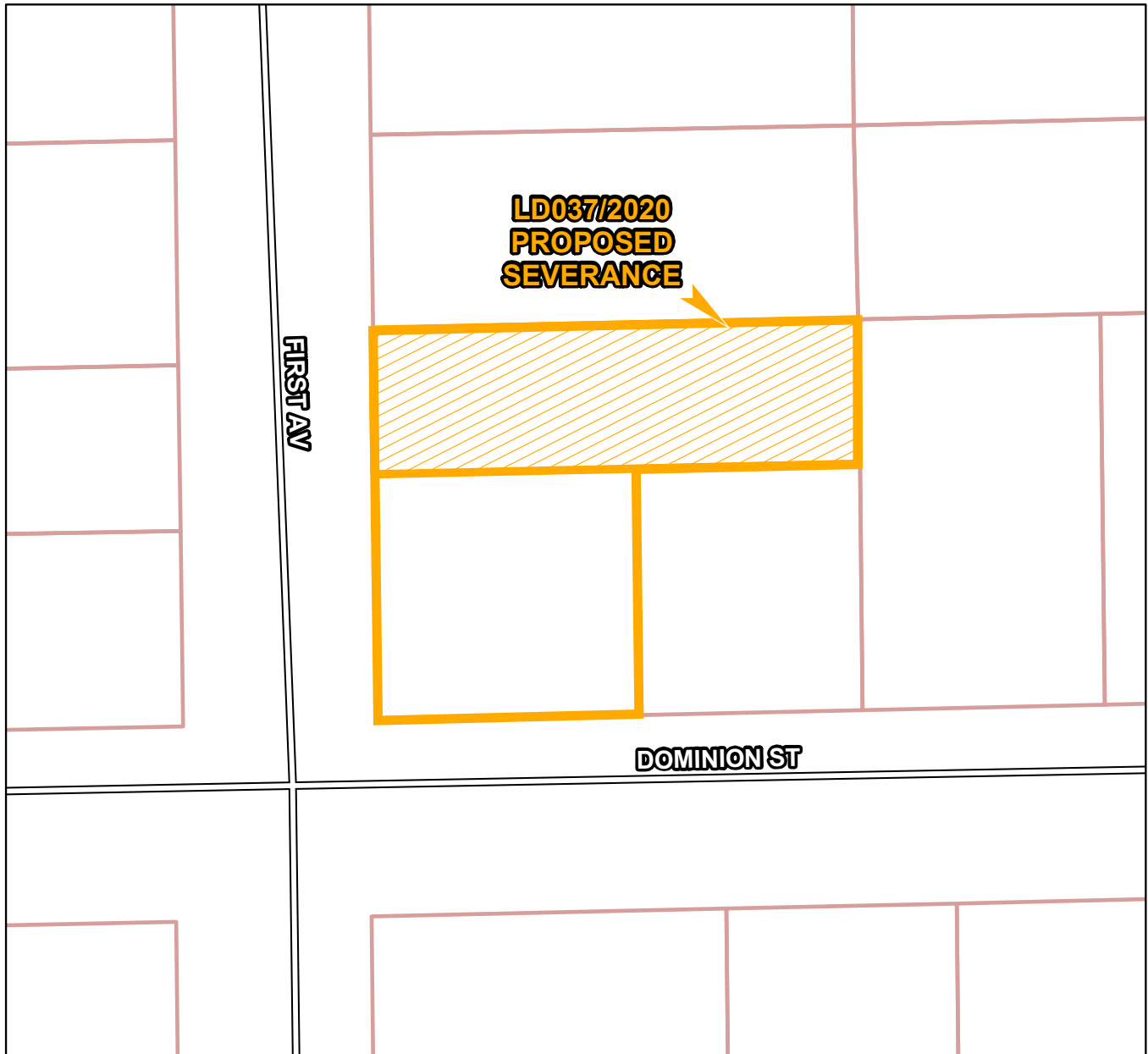
Owner: Steele, Dinah & Nick  
Agent: TD Consulting Inc.  
Location: Lot 31, Conc. 7  
Twp. of Uxbridge

Consent to sever a 750.27 m<sup>2</sup> residential parcel of land, retaining a 684.76 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

**Note: Location Map on next page**

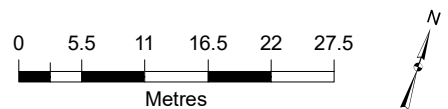


Land Division Application No: LD037/2020  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Uxbridge  
Address: 35 Dominion Street



Legend

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



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11. File: LD 039/2020

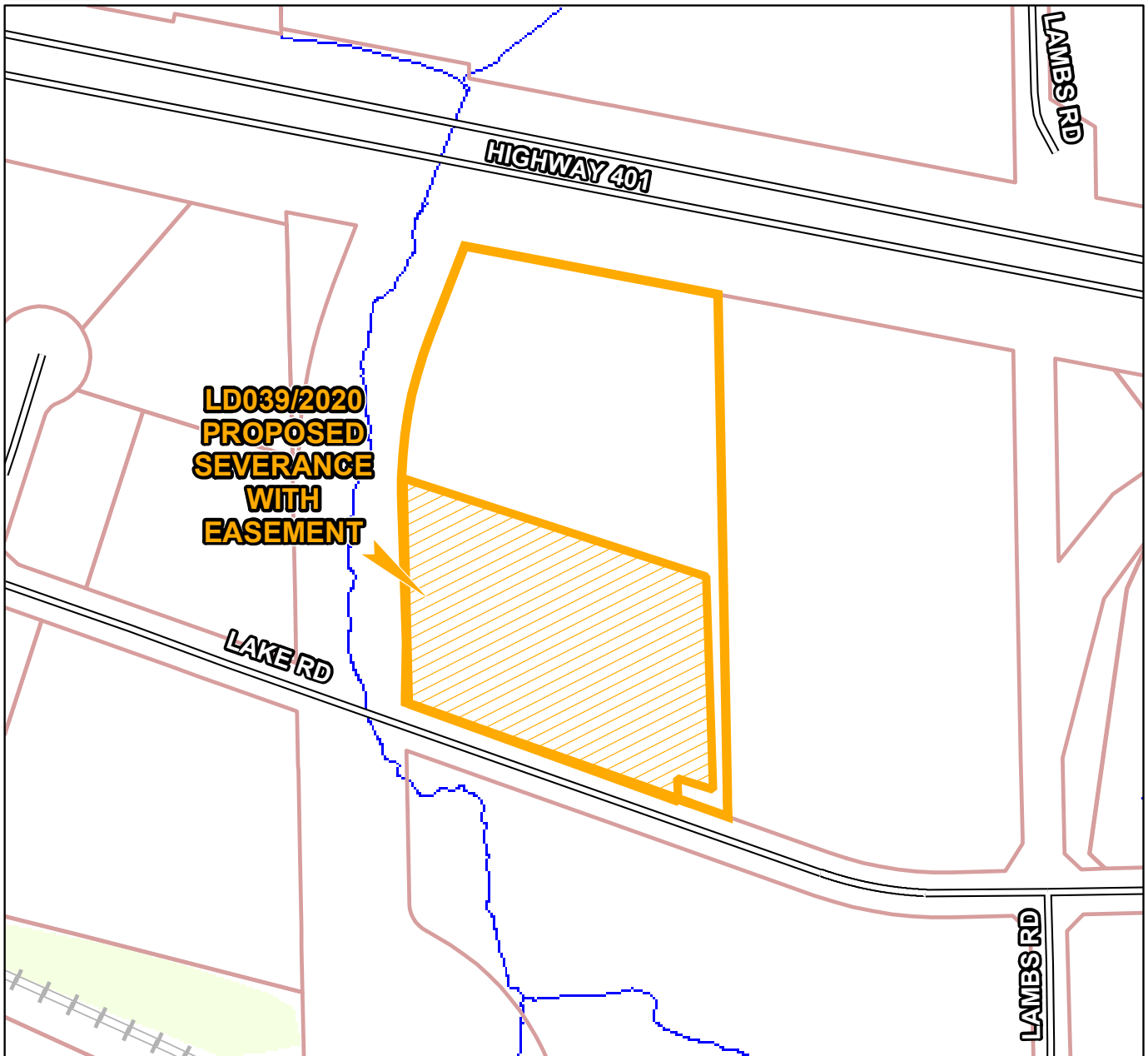
Owner: 9756752 Canada Inc.  
Agent: D.G. Biddle & Associates Limited  
Location: Lot 7, Conc. BFC  
Mun. of Clarington

Consent to sever a vacant 21,499.9 m<sup>2</sup> industrial parcel of land, retaining a vacant 25,040 m<sup>2</sup> industrial parcel of land. Application includes easement.

**Note: Location Map on next page**




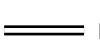


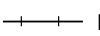


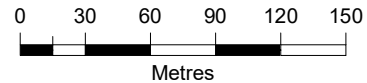
Land Division Application No: LD039/2020  
Nature of Application: Proposed Severance with Easement  
Municipality: Municipality of Clarington  
Address: 500 Lake Road



**LD039/2020  
PROPOSED  
SEVERANCE  
WITH  
EASEMENT**

Legend

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



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12. File: LD 040/2020

Owner: 9756752 Canada Inc.  
Agent: D.G. Biddle & Associates Limited  
Location: Lot 7, Conc. BFC  
Mun. of Clarington

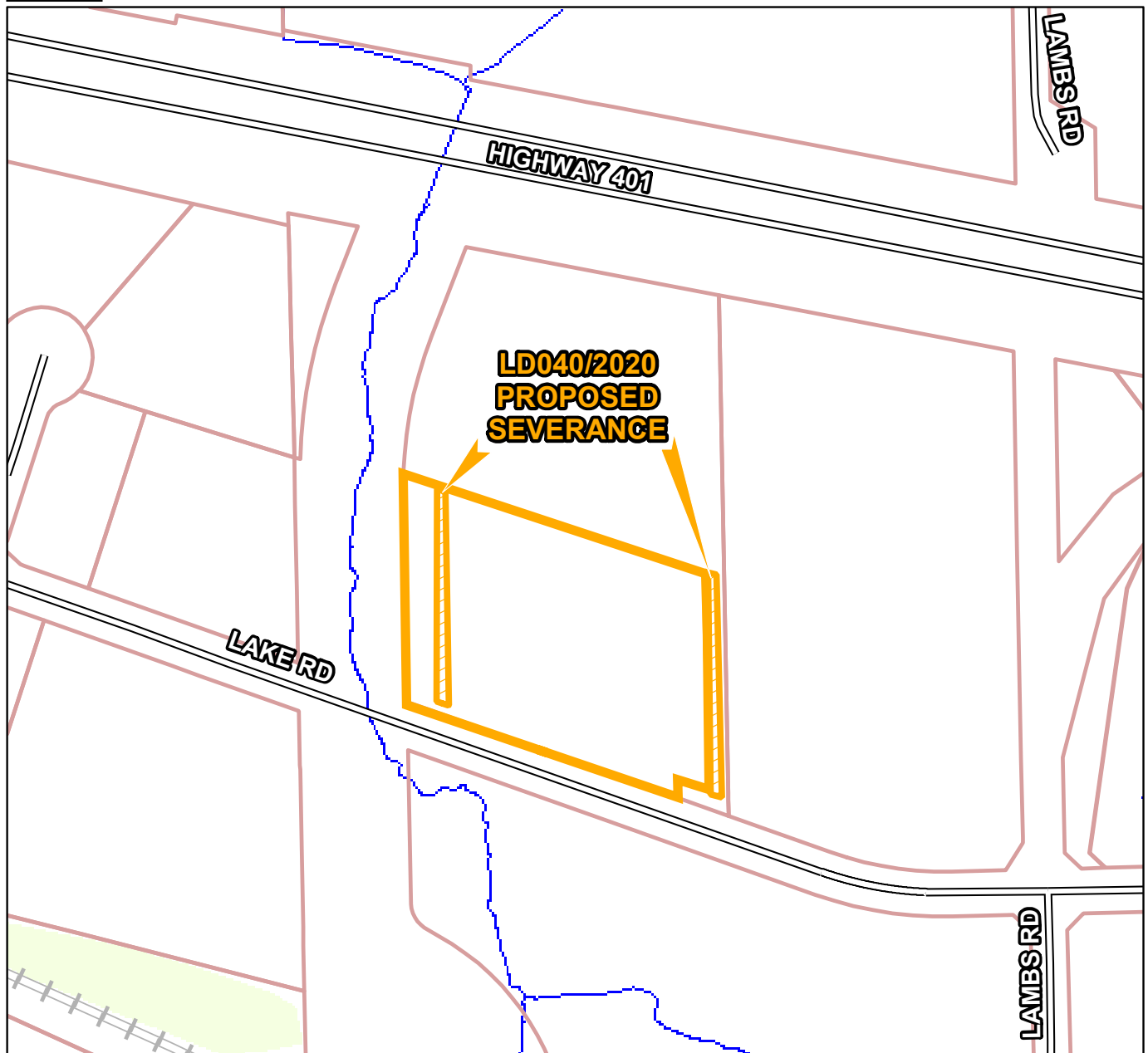
Consent to grant a 716 m<sup>2</sup> servicing easement in favour of the land to the west over an industrial parcel of land, retaining a 20783.9 m<sup>2</sup> industrial parcel of land.

**Note: Location Map on next page**



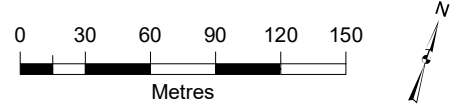


Land Division Application No: LD040/2020  
Nature of Application: Proposed Severance  
Municipality: Municipality of Clarington  
Address: 500 Lake Road



Legend

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



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13. File: LD 063/2020

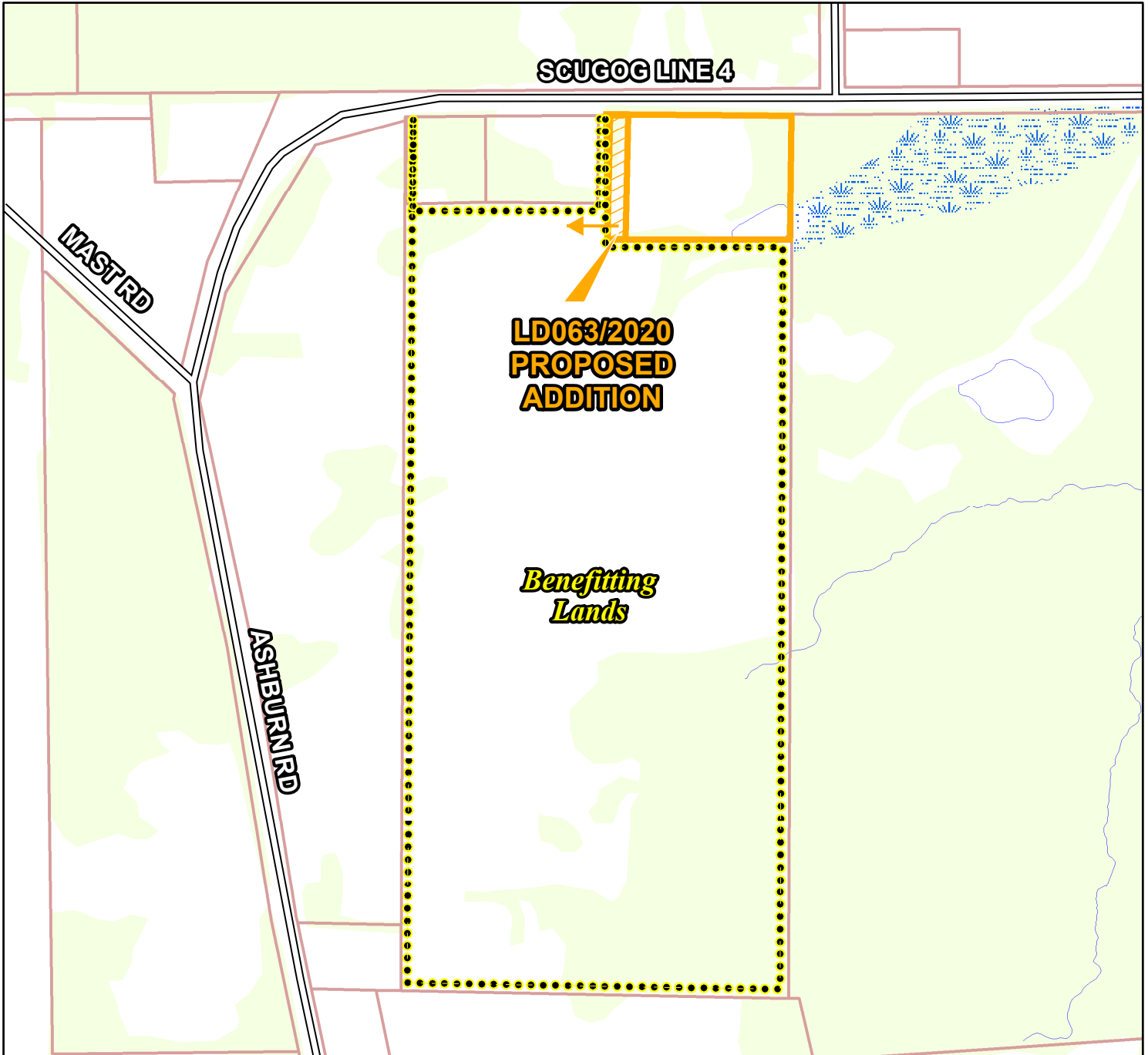
Owner: DeCosta, Bonnie & Mark  
Bridge, William  
Agent: EcoVue Consulting Services Inc.  
Location: Lot 3, Conc. 6  
Twp. of Scugog

Consent to add a 1,413 m<sup>2</sup> vacant non-farm related rural residential parcel of land to the west, retaining a 12,194 m<sup>2</sup> non-farm related rural residential parcel of land with an existing dwelling to remain.





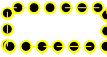




**Note: Location Map on next page**

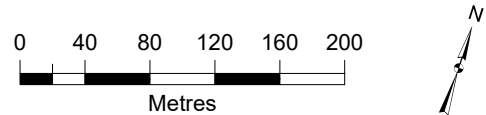


Land Division Application No: LD063/2020  
 Nature of Application: Proposed Addition of Land  
 Municipality: Township of Scugog  
 Address: 570 Scugog Line 4



Legend

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



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14. File: LD 064/2020

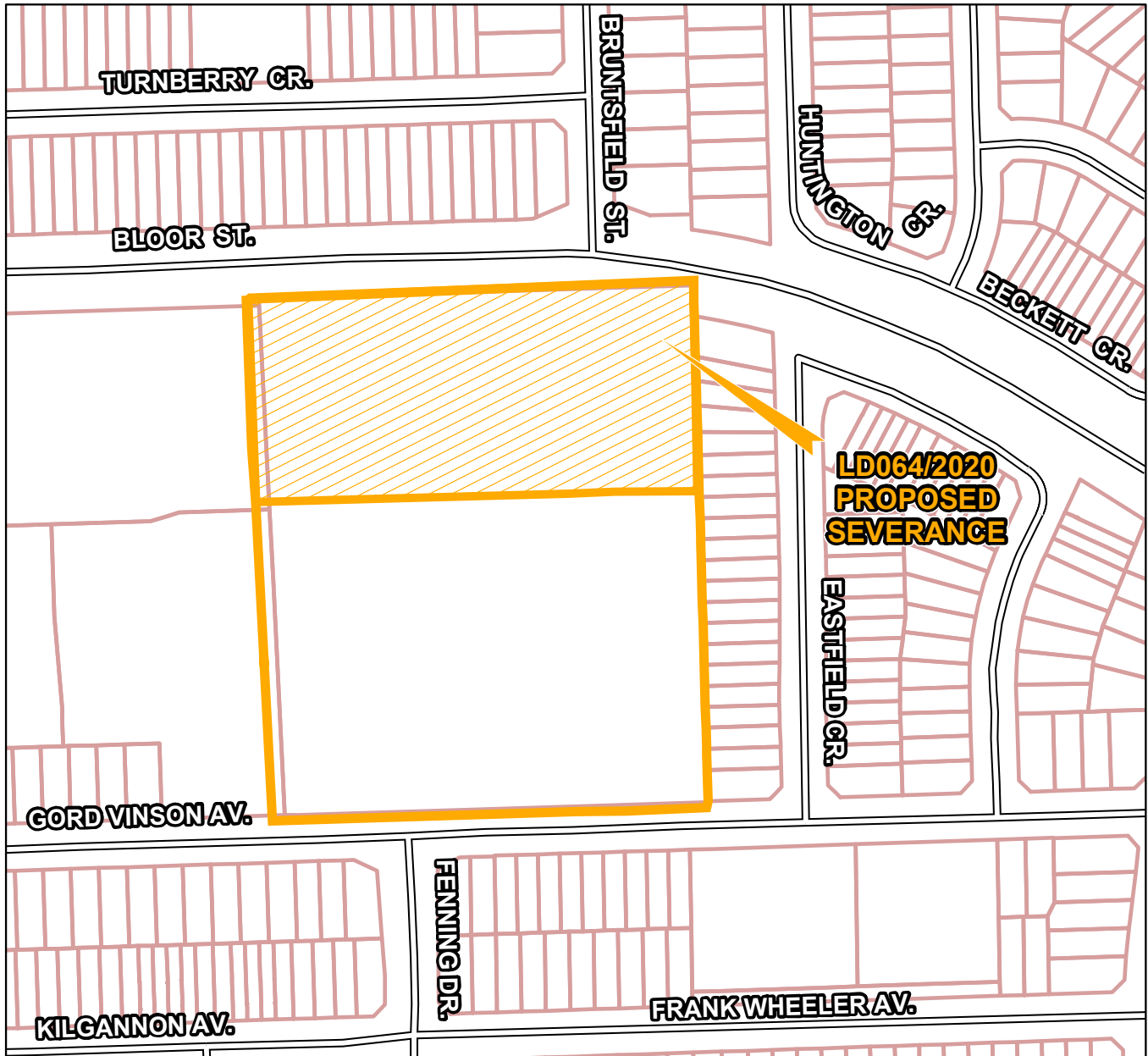
Owner: Mayne, Eric & Elsie  
Agent: Holland, Ryan  
Location: Lot 35, Conc. 2  
Mun. of Clarington

Consent to sever a 16,107 m<sup>2</sup> agricultural parcel of land, retaining a 24,648 m<sup>2</sup> agricultural parcel of land.

**Note: Location Map on next page**

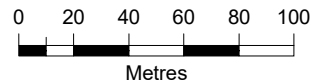


Land Division Application No: LD064/2020  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 1440 Gordon Vinson Avenue - Courtice



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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15. File: LD 065/2020

Owner: Bolahood Contracting Inc.  
Agent: Wright, Mathew  
Location: Lot 14, Conc. 1  
Mun. of Clarington

Consent to sever a vacant 534 m<sup>2</sup> residential parcel of land, retaining a 568 residential parcel of land.

**Note: Location Map on next page**

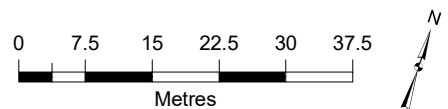


Land Division Application No: LD065/2020  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 23 Waverley Road - Bowmanville



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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16. File: LD 066/2020

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

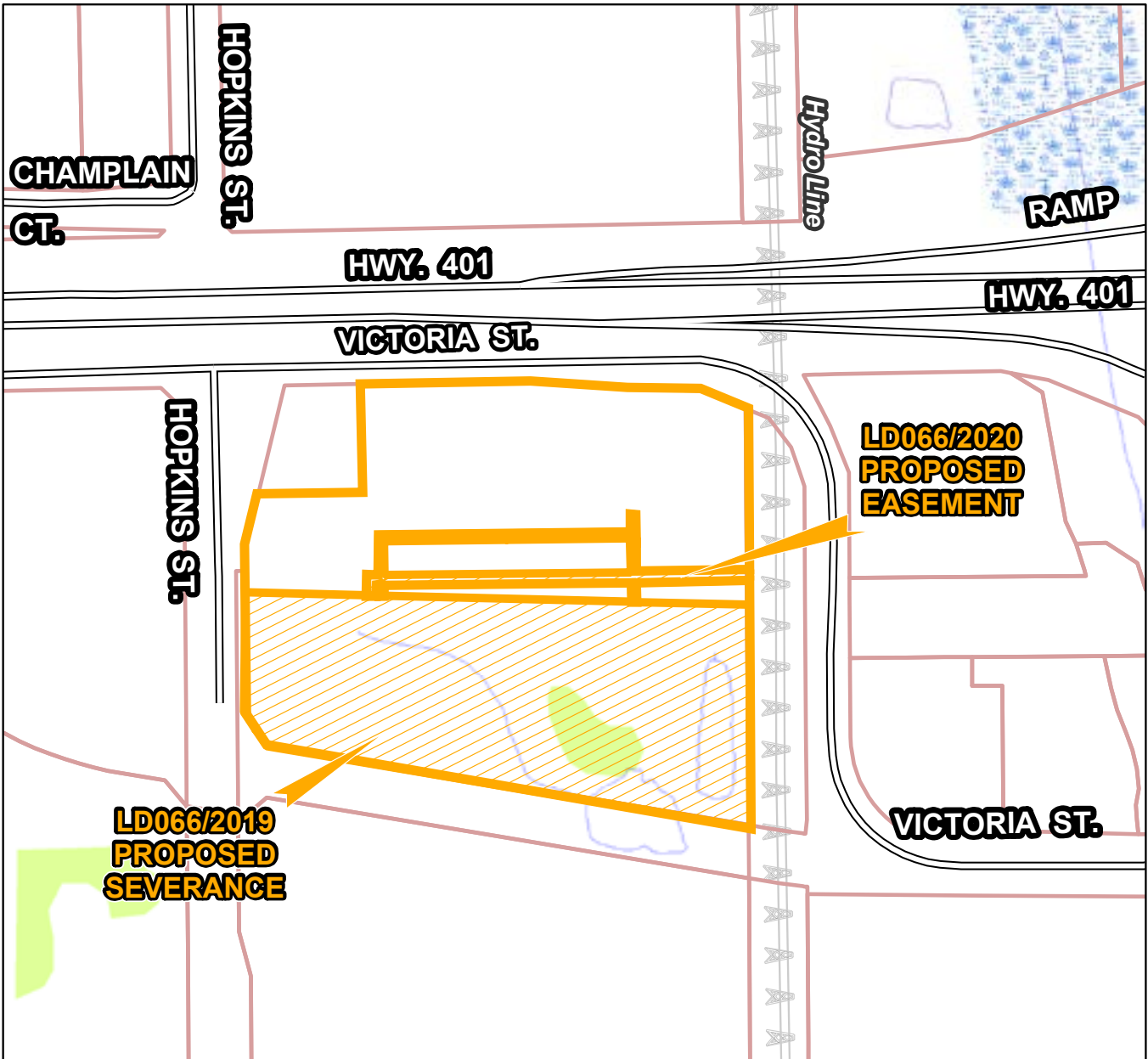
Consent to sever a 42,691.4 m<sup>2</sup> industrial parcel of land, retaining a 44,325.4 m<sup>2</sup> industrial parcel of land with an existing building. Application includes easement.

**Note: Location Map on next page**












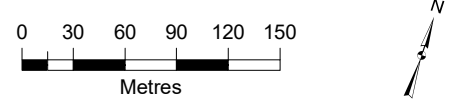


Land Division Application No: LD066/2020  
 Nature of Application: Proposed Severance and Easement of Lands  
 Municipality: Town of Whitby  
 Address: 1400 Victoria Street



Legend

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



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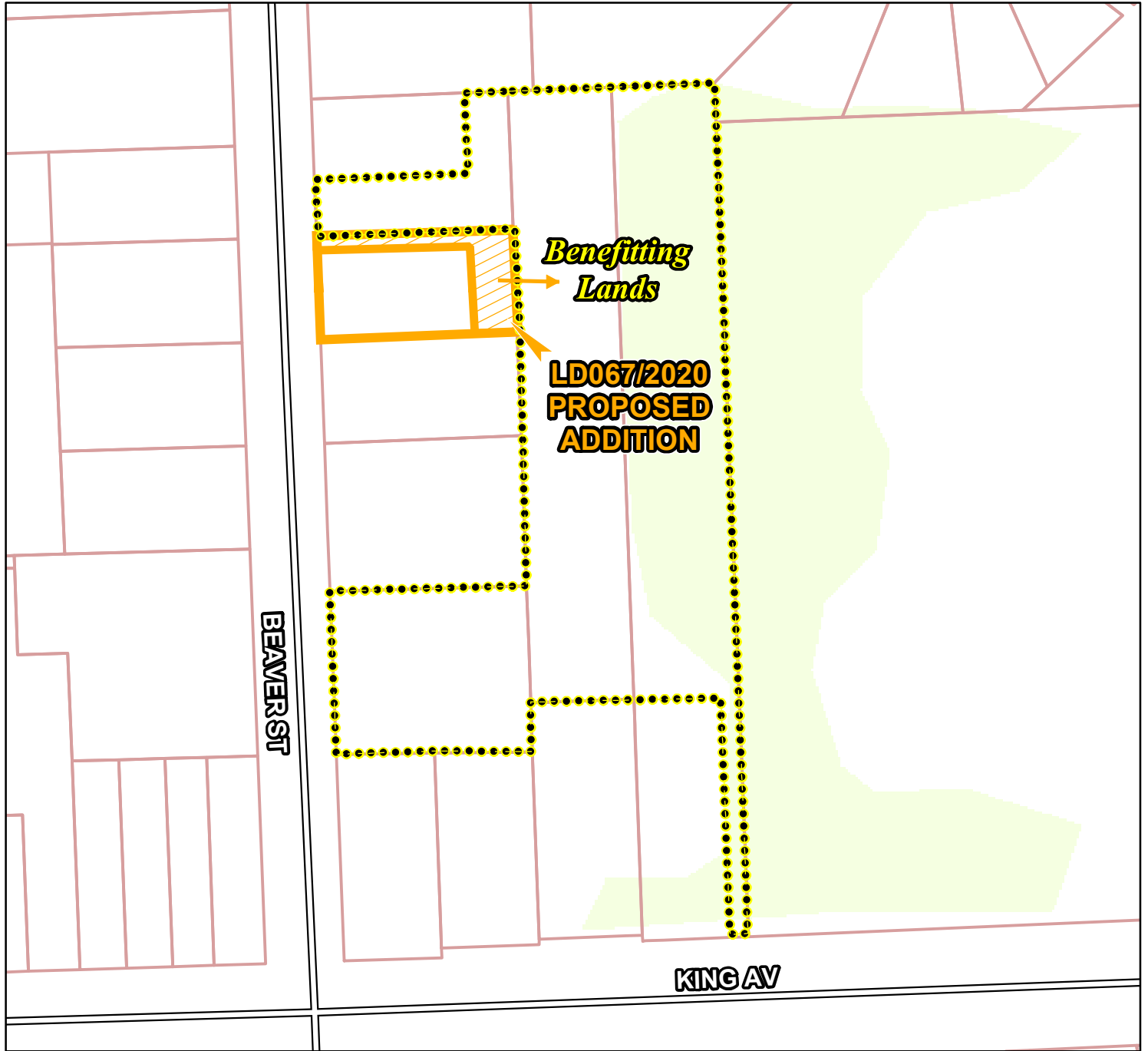
17. File: LD 067/2020

Owner: Edvan Properties Inc.  
Location: Lot 28, Conc. 2  
Mun. of Clarington




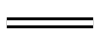
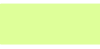

Consent to add a vacant 189.9 m<sup>2</sup> residential parcel of land to the east, retaining a 580 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

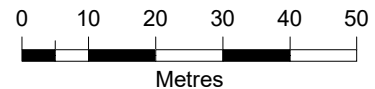
**Note: Location Map on next page**

Land Division Application No: LD067/2020  
 Nature of Application: Proposed Addition of Land  
 Municipality: Municipality of Clarington  
 Address: 85 Beaver Street North



Legend

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



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**6. Date of Next Meeting:** September 17, 2020

**7. Adjournment**

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