



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, December 9, 2019**

1:00 P.M

**Lower Level Boardroom (LL-C)
Regional Headquarters Building
605 Rossland Road East, Whitby**

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Written correspondence submitted in paper copy or electronically to Regional Council or Committees, including personal information such as home address, telephone number and email address, will become part of the public record. It will be collected and maintained for the purposes of creating a record and may be available to the general public pursuant to the Municipal Act, 2001 and any other relevant Acts. References in oral submissions made by delegations will also become part of the public record. Questions about this collection of information should be addressed to the Regional Clerk - Director of Legislative Services, Corporate Services Department.

1. Adoption of Minutes

Land Division Committee meeting held on November 4, 2019

2. Review Consent Application/Correspondence

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

3. Other Business

4. Recess

If this information is required in an accessible format, please contact
1-800-372-1102 ext. 2583

5. Consideration of Consent Applications

1. File: LD 176/2017

Tabled: December 11, 2017

Owner: Von Diergardt-Naglo, Geza

Agent: Fogler, Rubinoff

Location: Lot 29, Conc. 1

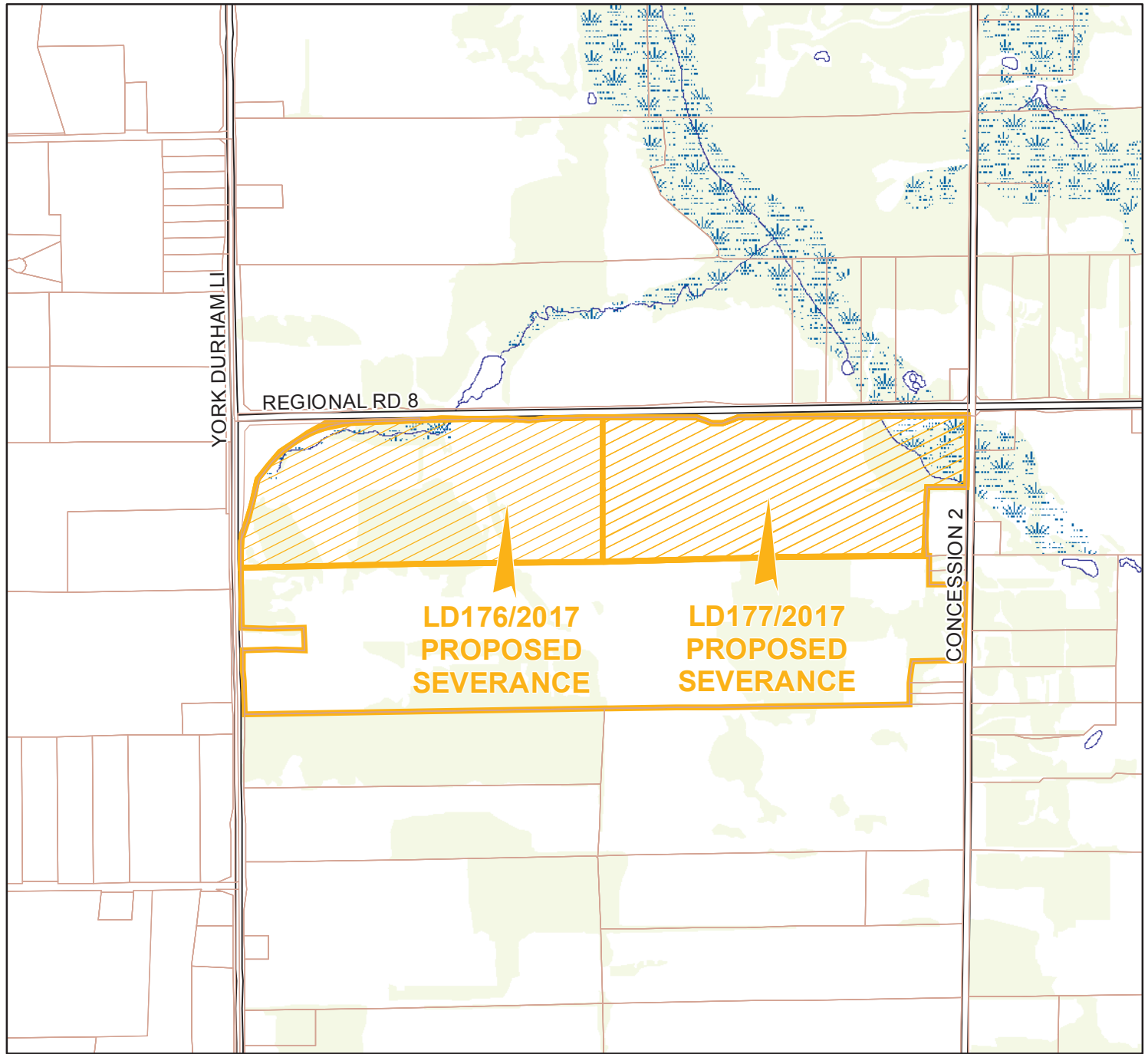
Twp. of Uxbridge

(former Uxbridge)

Consent to sever a 75.26 HA agricultural parcel of land with an existing structure, retaining a 78.47 HA agricultural parcel of land.

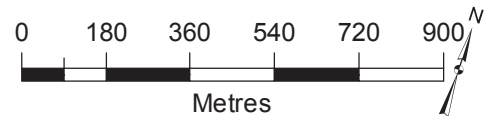
Note: Location Map on next page

Land Division Application No: LD176-177/2017
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 155 Regional Road 8



Legend

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



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2. File: LD 177/2017

Tabled: December 11, 2017

Owner: Von Diergardt-Naglo, Geza

Agent: Fogler, Rubinoff

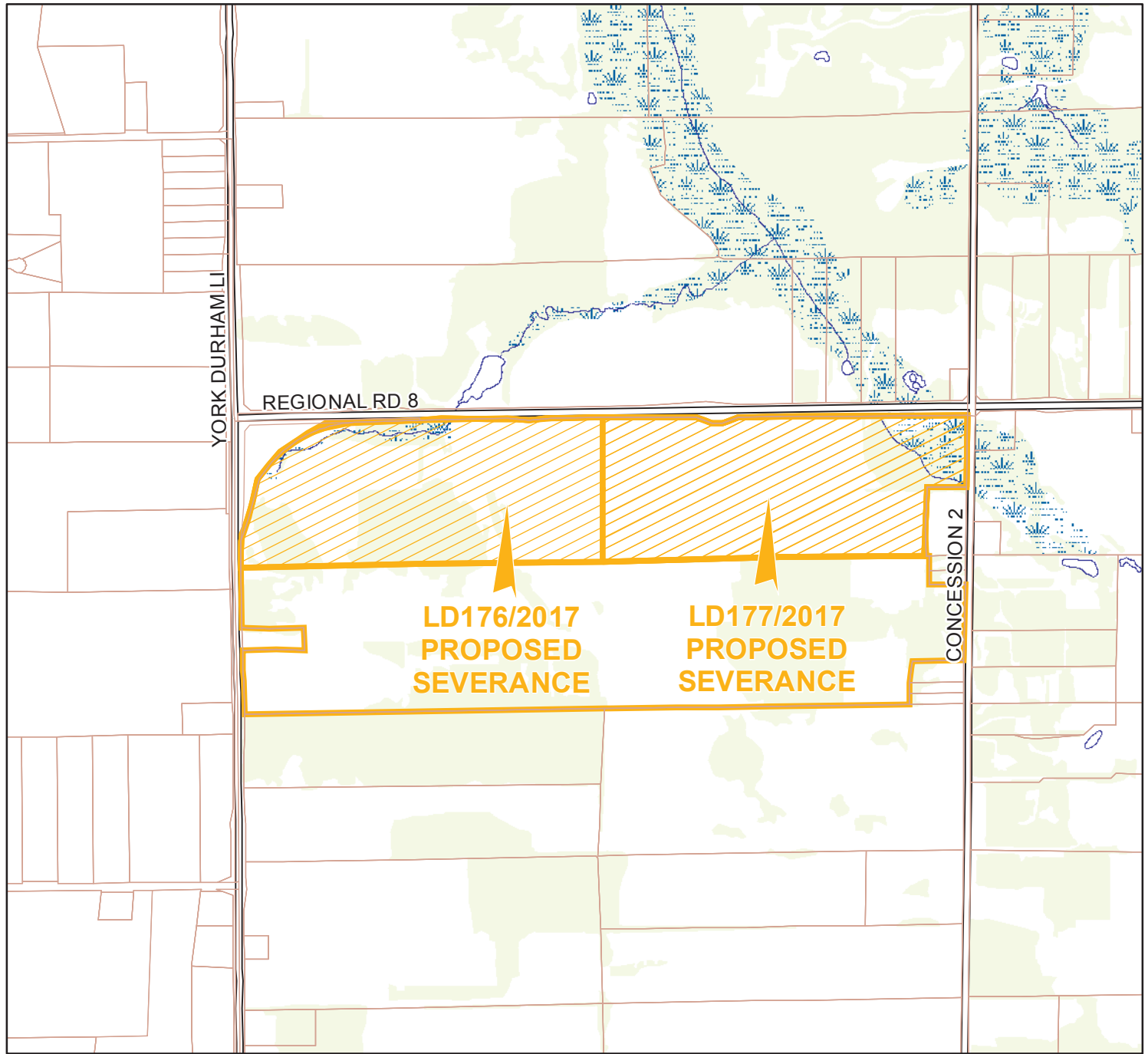
Location: Lot 29, Conc. 1

Twp. of Uxbridge
(former Uxbridge)

Consent to sever a 37.75 HA agricultural parcel of land with an existing structure, retaining a 37.55 HA agricultural parcel of land.

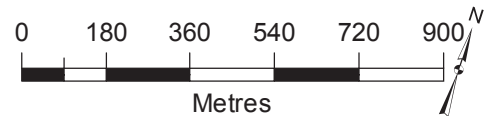
Note: Location Map on next page

Land Division Application No: LD176-177/2017
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 155 Regional Road 8



Legend

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



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3. File: LD 138/2019

Owner: Lysyk, Ihor
Lysyk, Paul
Agent: Lysyk, George
Location: Lot 17, Conc. 2
City of Oshawa
(former Whitby East)

Consent to sever a 368.5 m² residential parcel of land, retaining a 1,143.5 m² residential parcel of land.

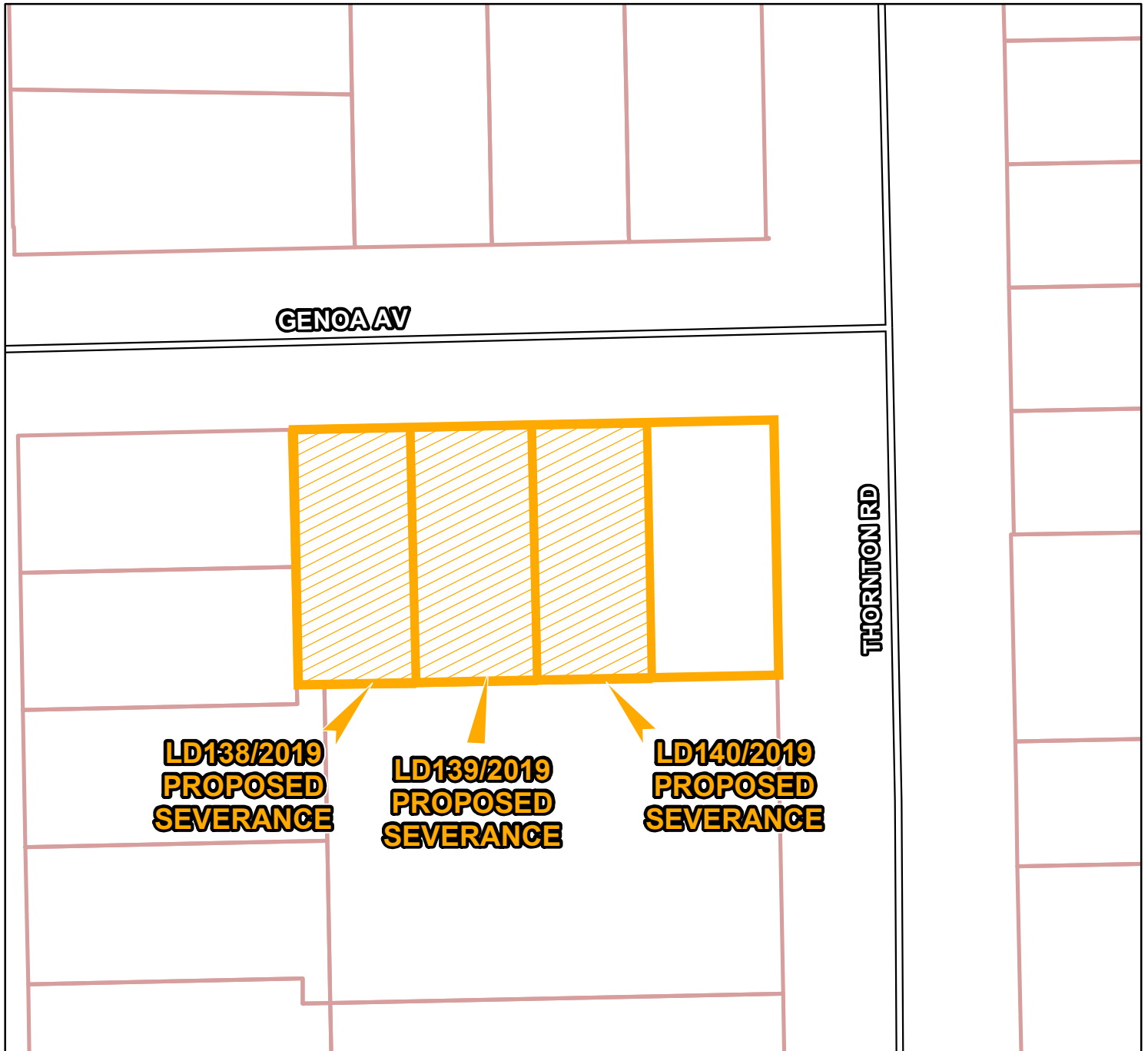
Note: Location Map on next page

Land Division Application No: LD138/2019 to LD140/2019

Nature of Application: Proposed Severance of Land

Municipality: City of Oshawa

Address: 344 Thornton Road North



Legend



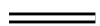
Subject Land



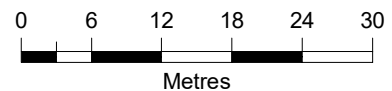
Retained Land



Parcel



Road



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4. File: LD 139/2019

Owner: Lysyk, Ihor
Lysyk, Paul
Agent: Lysyk, George
Location: Lot 17, Conc. 2
City of Oshawa
(former Whitby East)

Consent to sever a 368.5 m² residential parcel of land, retaining a 775 m² residential parcel of land.

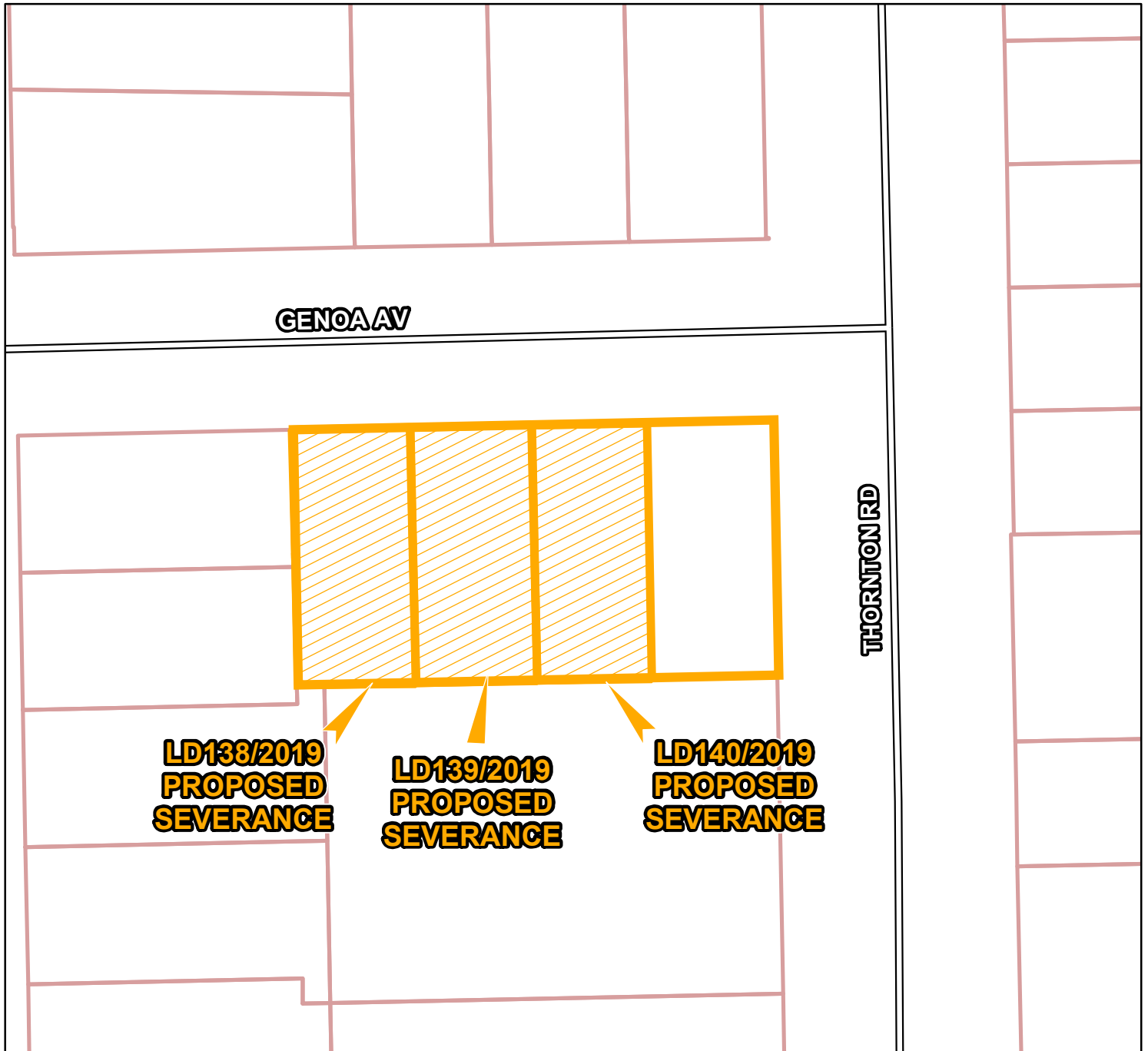
Note: Location Map on next page

Land Division Application No: LD138/2019 to LD140/2019

Nature of Application: Proposed Severance of Land

Municipality: City of Oshawa

Address: 344 Thornton Road North



Legend



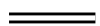
Subject Land



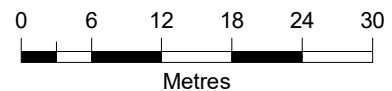
Retained Land



Parcel



Road



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5. File: LD 140/2019

Owner: Lysyk, Ihor
Lysyk, Paul
Agent: Lysyk, George
Location: Lot 17, Conc. 2
City of Oshawa
(former Whitby East)

Consent to sever a 368.5 m² residential parcel of land, retaining a 406.5 m² residential parcel of land.

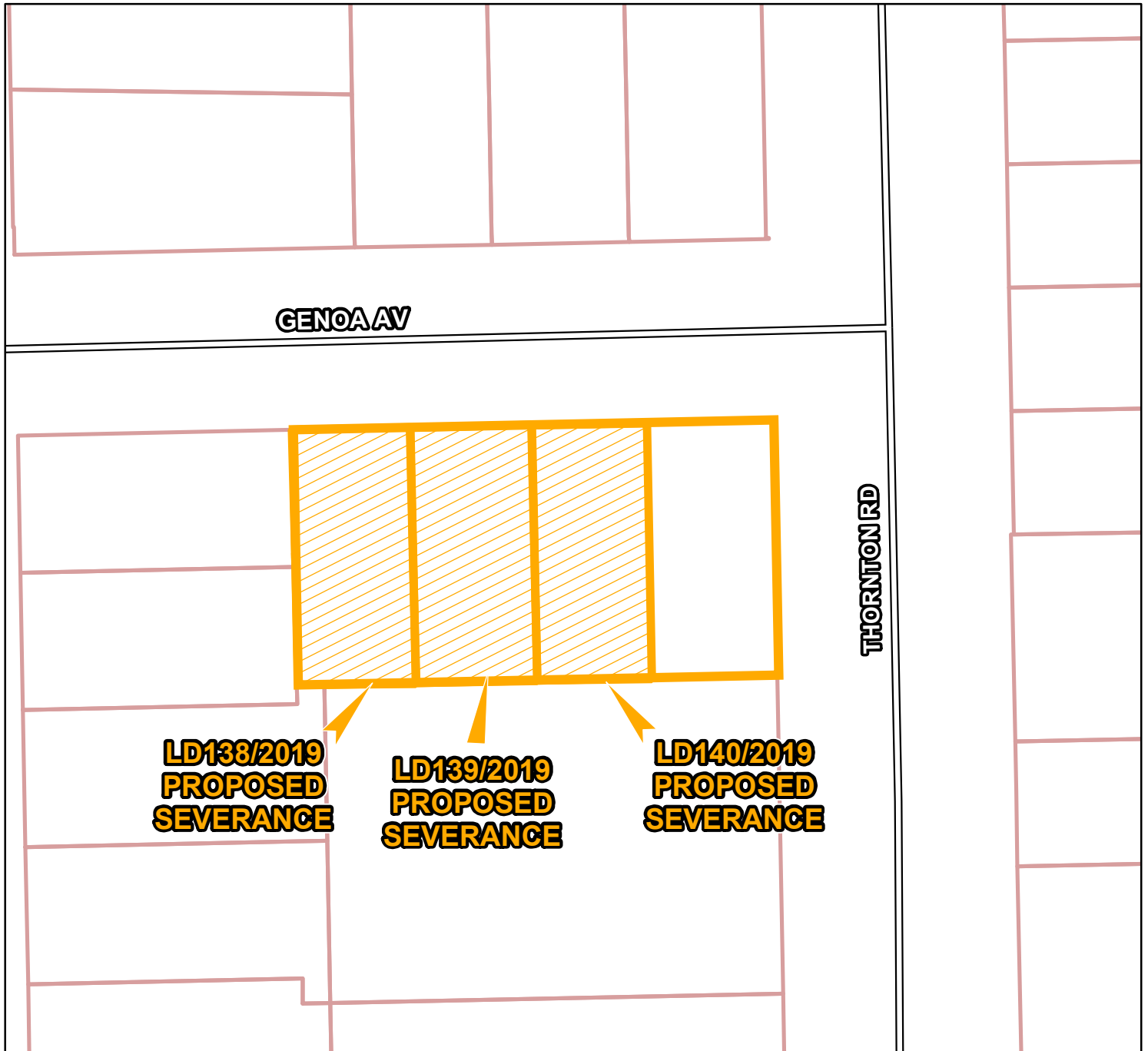
Note: Location Map on next page

Land Division Application No: LD138/2019 to LD140/2019

Nature of Application: Proposed Severance of Land

Municipality: City of Oshawa

Address: 344 Thornton Road North



GENOA AV

THORNTON RD

**LD138/2019
PROPOSED
SEVERANCE**

**LD139/2019
PROPOSED
SEVERANCE**

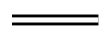
**LD140/2019
PROPOSED
SEVERANCE**

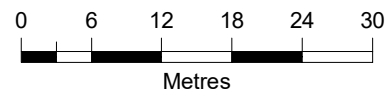
Legend

 Subject Land

 Retained Land

 Parcel

 Road



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6. File: LD 141/2019

Owner: Suncor Energy
Agent: Dillon Consulting Limited
Location: Lot 19, Conc. 1
City of Pickering

Consent to grant a lease over 21 years over a 146 m² commercial parcel of land, retaining a 3,908 m² commercial parcel of land.

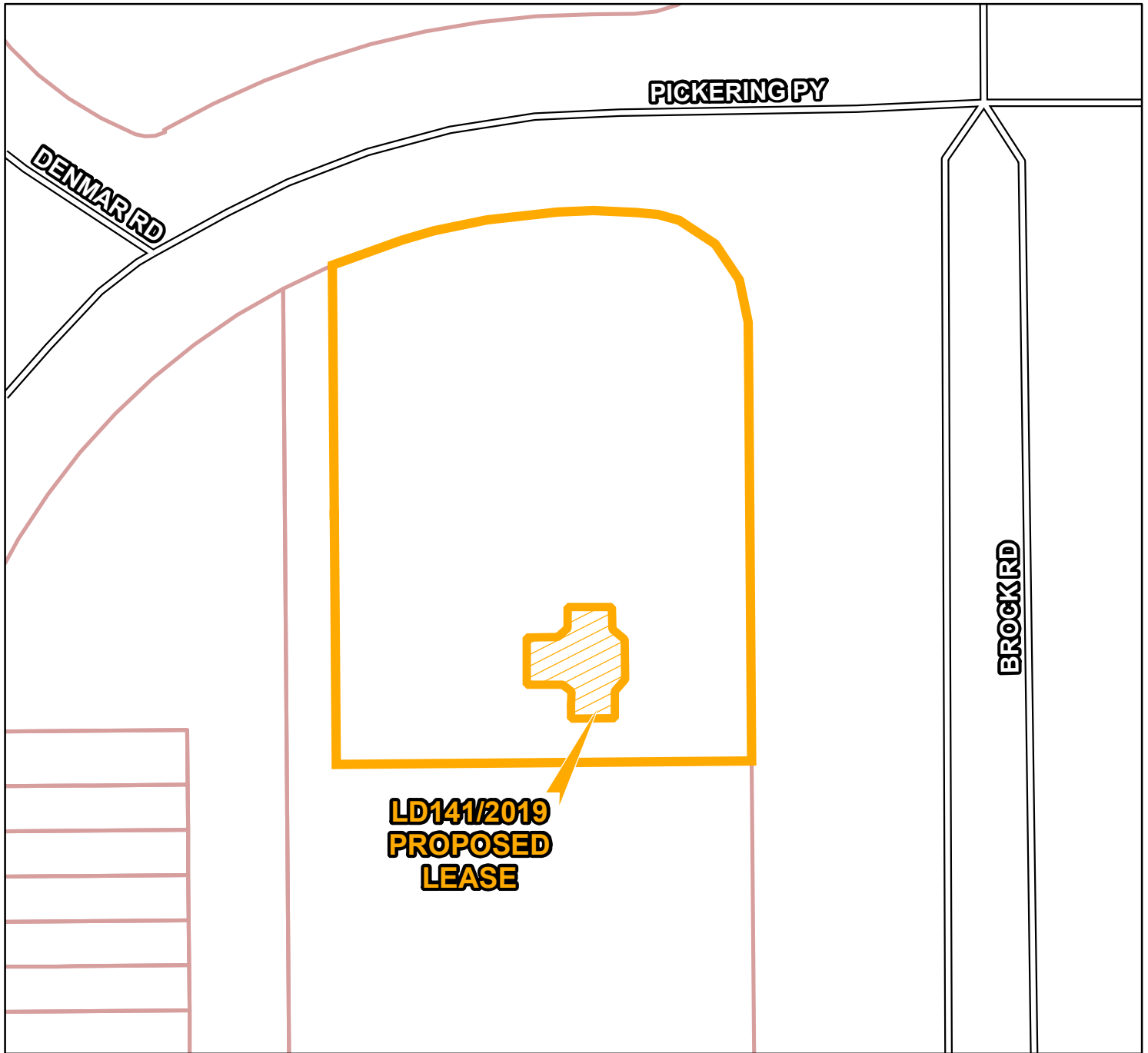
Note: Location Map on next page

Land Division Application No: LD141/2019

Nature of Application: Proposed Lease

Municipality: City of Pickering

Address: 1800 Brock Road



Legend



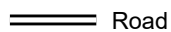
Subject Land



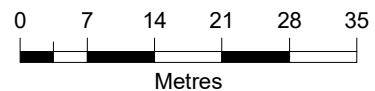
Retained Land



Parcel



Road



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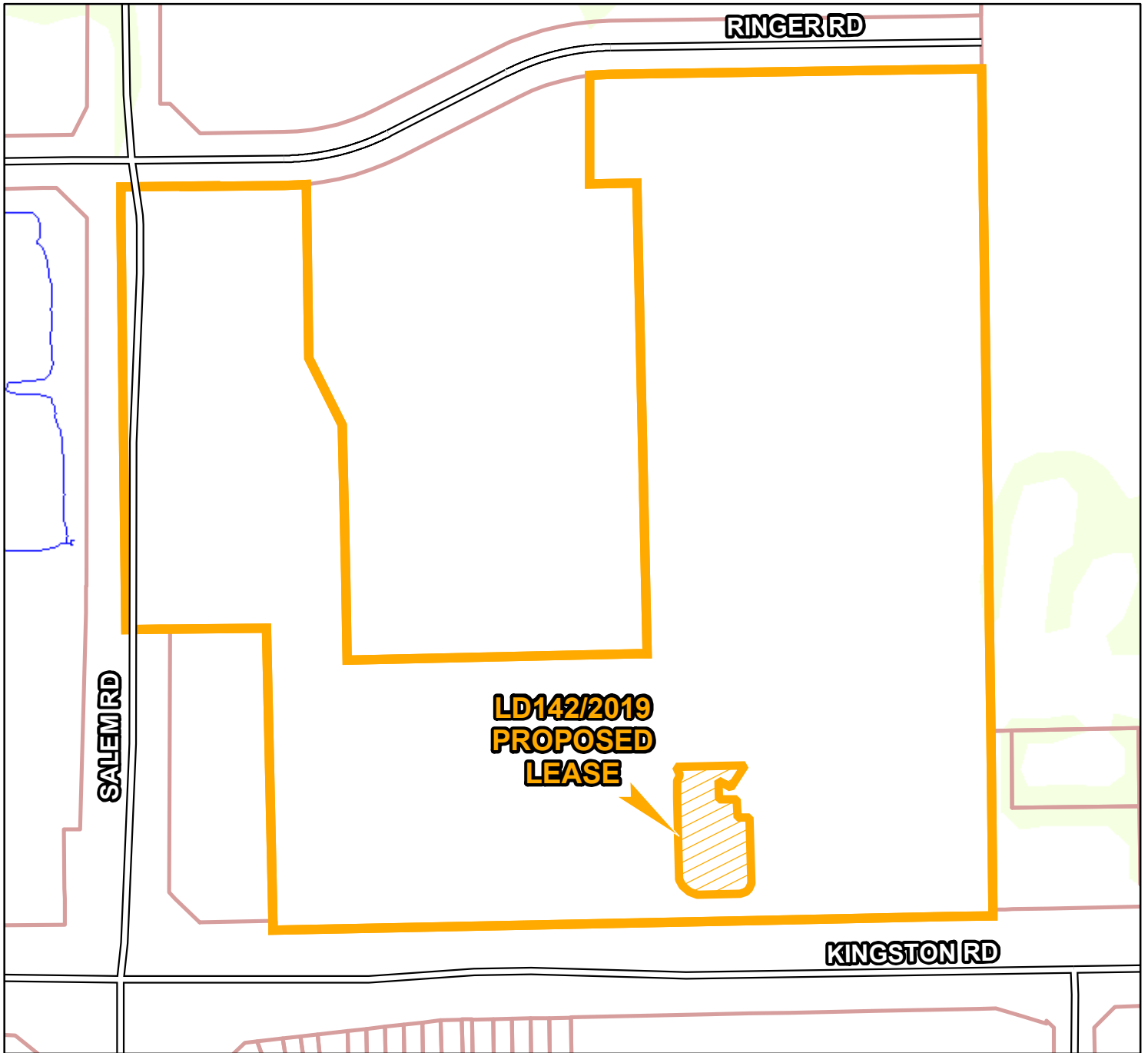
7. File: LD 142/2019

Owner: Riocan Holdings Inc.
Agent: Dillion Consulting Ltd.
Location: Lot Pt Lot 6, Conc. 2
Town of Ajax







Consent to grant a lease over 21 years over 2,031.89 m2 commercial parcel of land, retaining a 113,069.17 m2 commercial parcel of land.

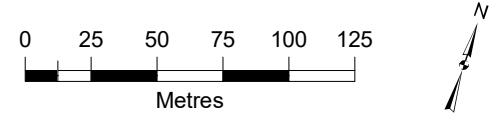
Note: Location Map on next page

Land Division Application No: LD142/2019
 Nature of Application: Proposed Lease of Land
 Municipality: Town of Ajax
 Address: 274 Kingston Road East



**LD142/2019
 PROPOSED
 LEASE**

- Legend**
-  Subject Land
 -  Retained Land
 -  Parcel
 -  Road
 -  Vegetation
 -  Creek



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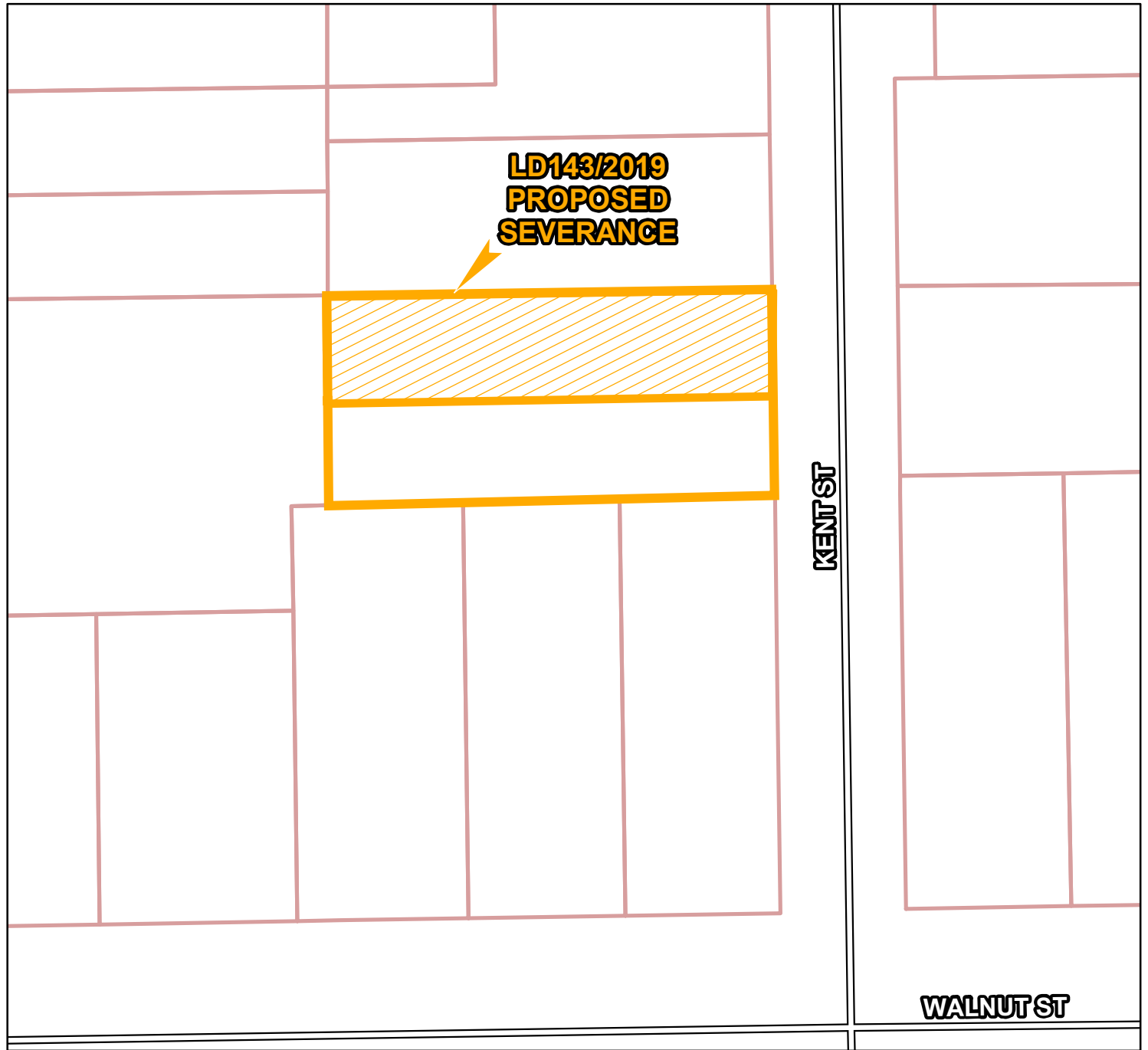
8. File: LD 143/2019

Owner: 2708976 Ontario Inc.
Agent: Martel, Darren
Cope, Kira
Location: Lot 27, Conc. 2
Town of Whitby

Consent to sever a 432.5 m² residential parcel of land, retaining a 433.7 m² residential parcel with an existing dwelling to be demolished.

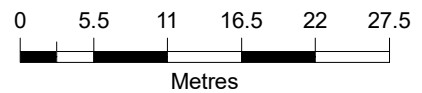
Note: Location Map on next page

Land Division Application No: LD143/2019
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 406 Kent Street



Legend

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



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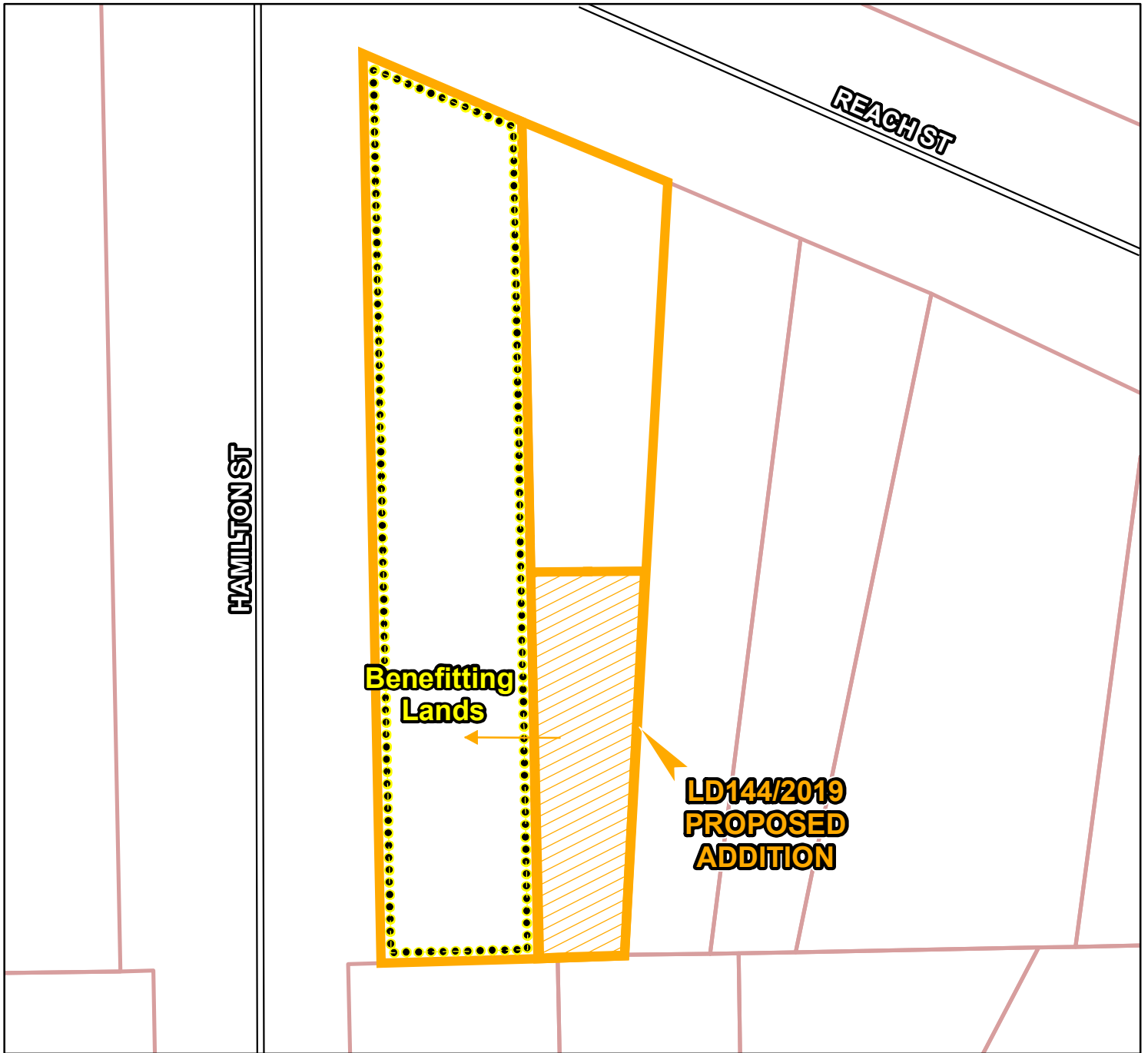
9. File: LD 144/2019

Owner: Lance, Amy & Trevor
Agent: Lance, Gary
Location: Lot 29, Conc. 7
Twp. of Uxbridge

Consent to add a vacant 444.6 m² residential parcel of land to the west, retaining a 497.16 m² residential parcel of land with an existing dwelling.

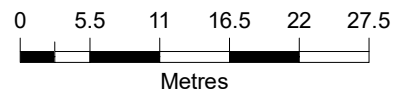
Note: Location Map on next page

Land Division Application No: LD144/2019
 Nature of Application: Proposed Addition
 Municipality: Township of Uxbridge
 Address: 142 Reach Street



Legend

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



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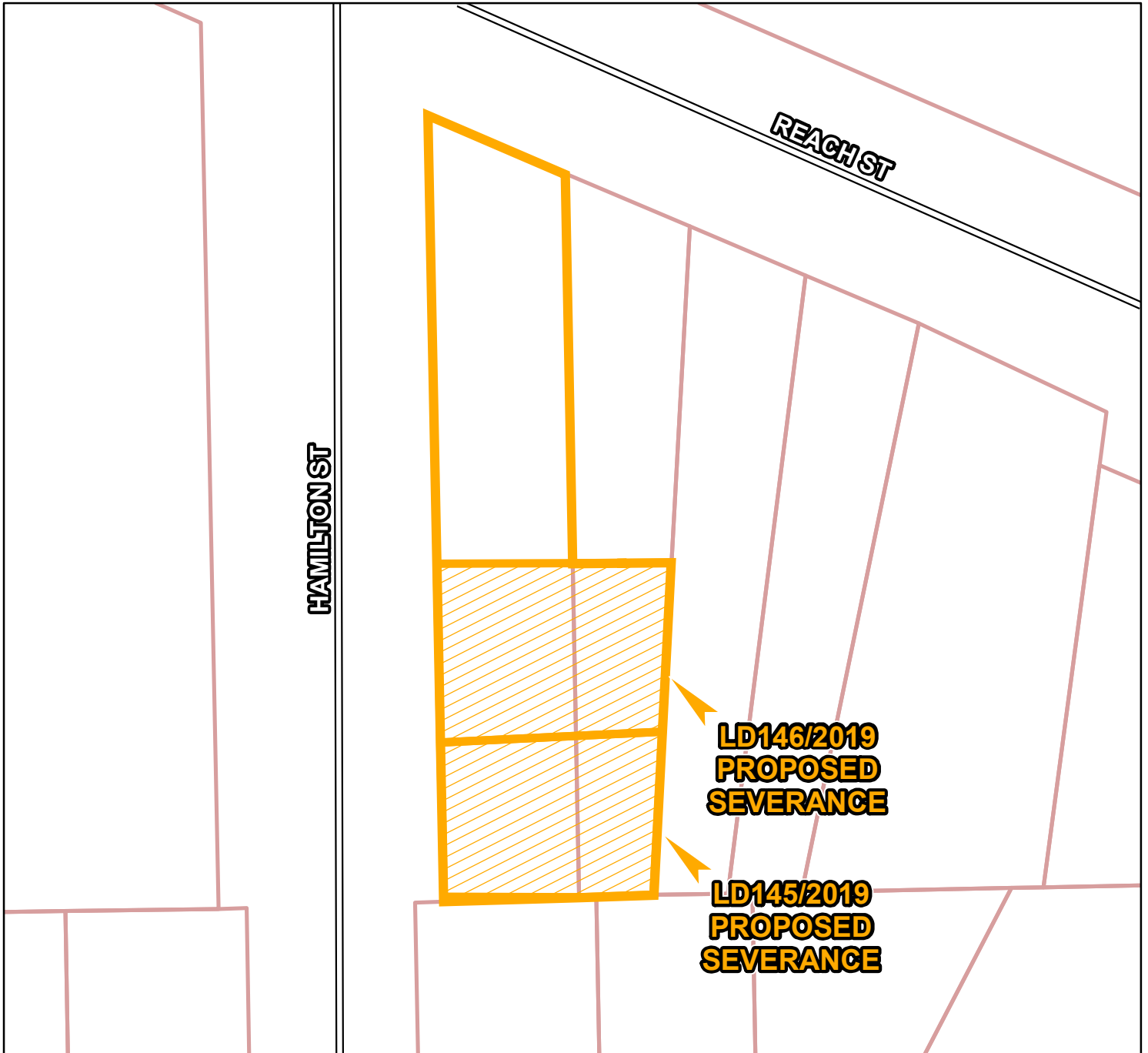
10. File: LD 145/2019

Owner: York, Ryan
Paget, Devon
Agent: York, Ryan
Location: Lot 25 & 26, Conc. BLK 81
Twp. of Uxbridge

Consent to sever a 577.13 m² residential parcel of land, retaining a 1,314.97 m² residential parcel of land with an existing dwelling.

Note: Location Map on next page

Land Division Application No: LD145/2019 and LD146/2019
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 140 Reach Street



Legend



Subject Land



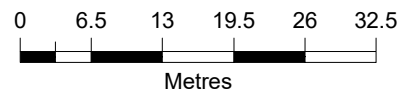
Retained Land



Parcel



Road



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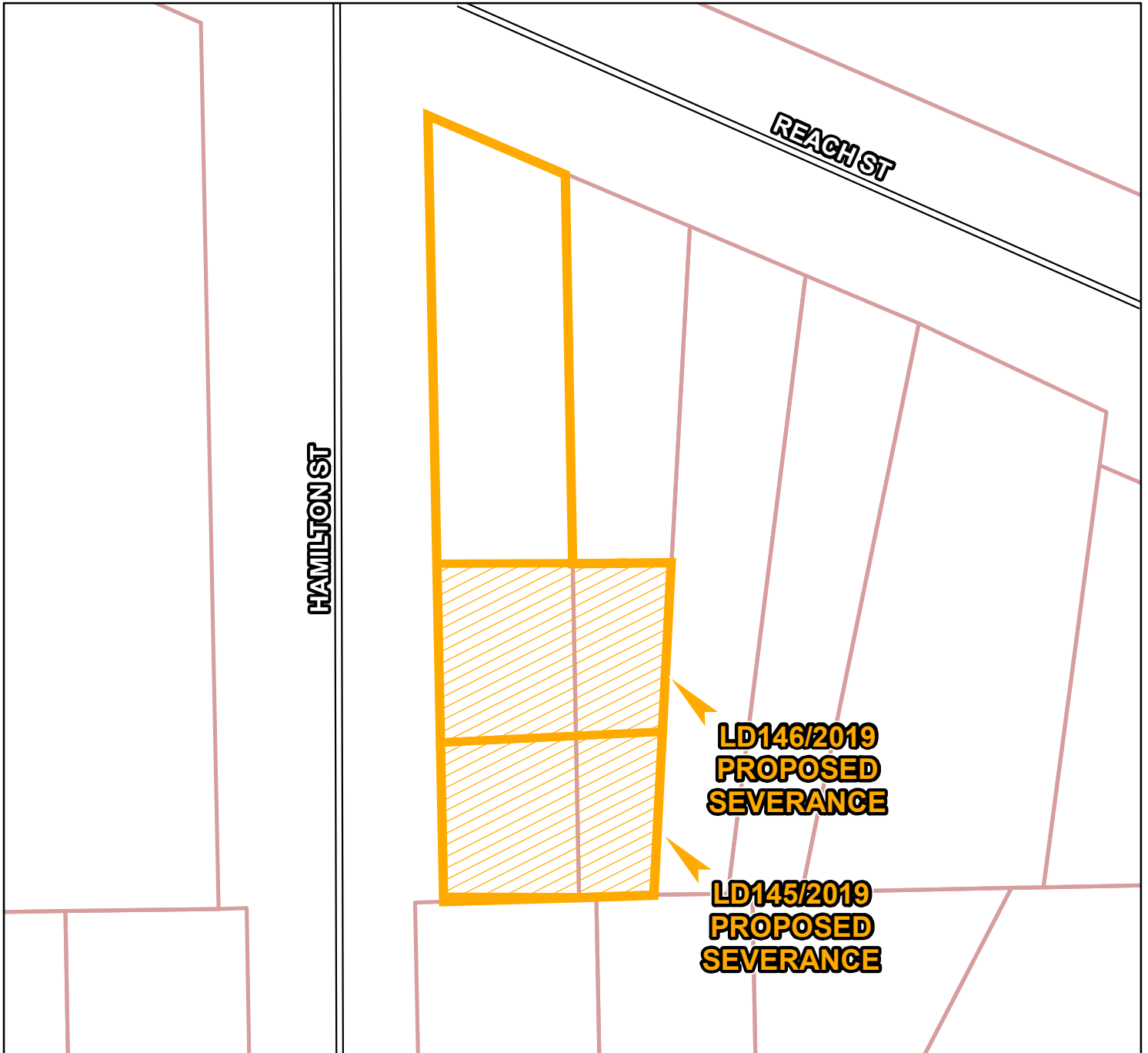
11. File: LD 146/2019

Owner: York, Ryan
Paget, Devon
Agent: York, Ryan
Location: Lot 25 & 26, Conc. BLK 81
Twp. of Uxbridge

Consent to sever a 577.13 m² residential parcel of land, retaining a 737.84 m² residential parcel of land with an existing dwelling.

Note: Location Map on next page

Land Division Application No: LD145/2019 and LD146/2019
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 140 Reach Street



Legend



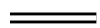
Subject Land



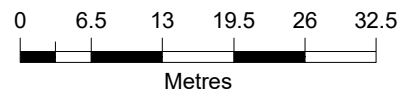
Retained Land



Parcel



Road



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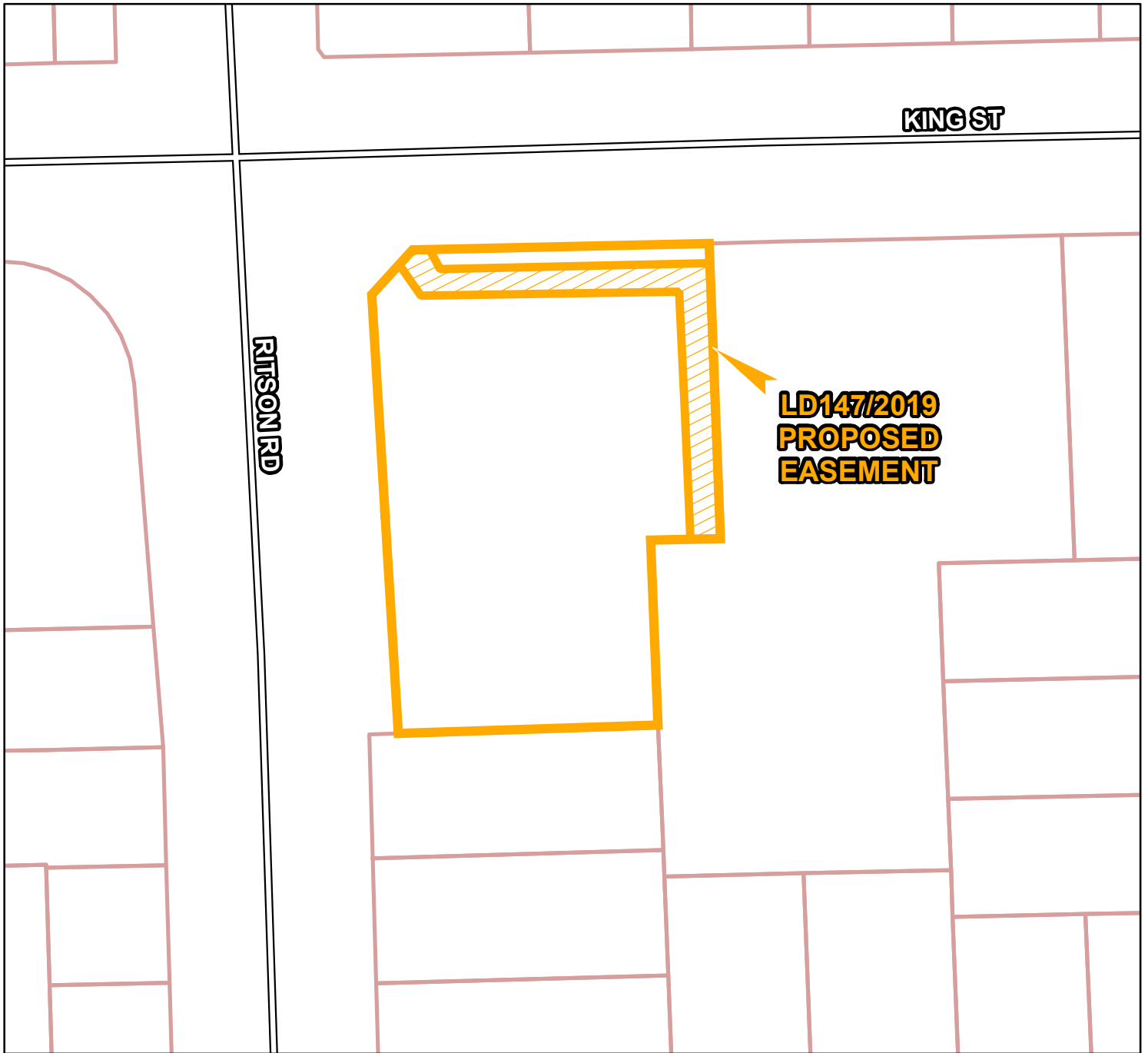
12. File: LD 147/2019

Owner: 130931 Ontario Ltd.
Agent: Miller Planning Services
Location: Lot 8, Conc. 1
City of Oshawa

Consent to grant a 17 m² servicing easement in favour of the property to the east, retaining a 1,574.83 m² commercial parcel of land.

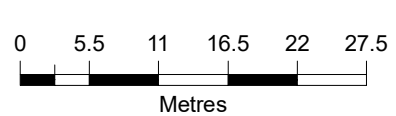
Note: Location Map on next page

Land Division Application No: LD147/2019
Nature of Application: Proposed Easement
Municipality: City of Oshawa
Address: 275 and 283 King Street East



Legend

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



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13. File: LD 148/2019

Owner: CP Reiton Properties Ltd.
Agent: Dillion Consulting Ltd.
Location: Lot Pt Lt 20, Conc. 6
Twp. of Scugog

Consent to grant a lease over 21 years over a 4,285.15 m² commercial parcel of land, retaining a 29,524.97 m² commercial parcel of land.

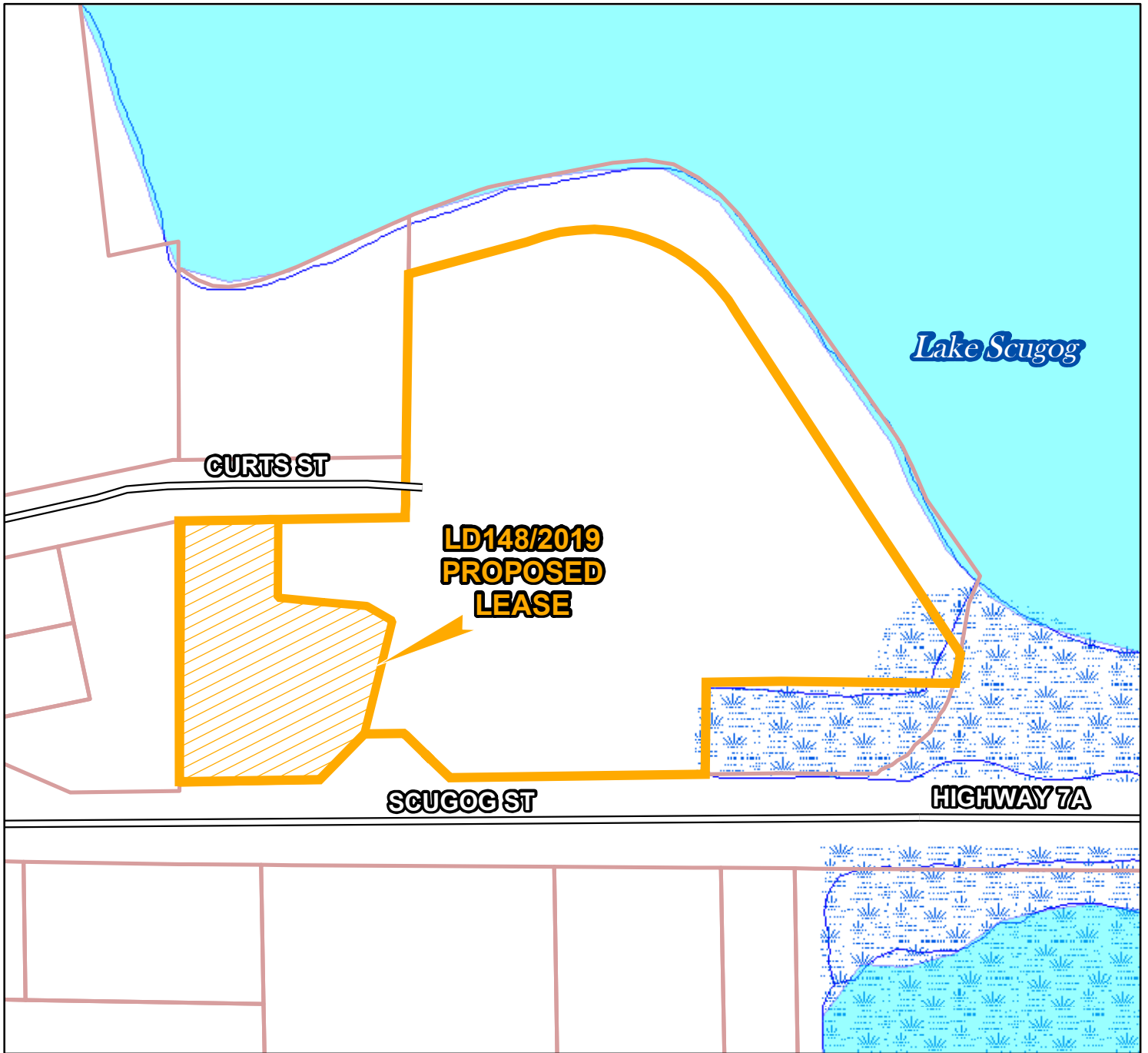
Note: Location Map on next page

Land Division Application No: LD148/2019

Nature of Application: Proposed Lease

Municipality: Township of Scugog

Address: 1889 Scugog Street



Legend



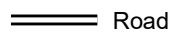
Subject Land



Retained Land



Parcel



Road



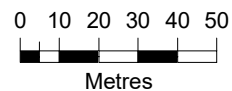
Wetland



Creek



Lake/Pond/River



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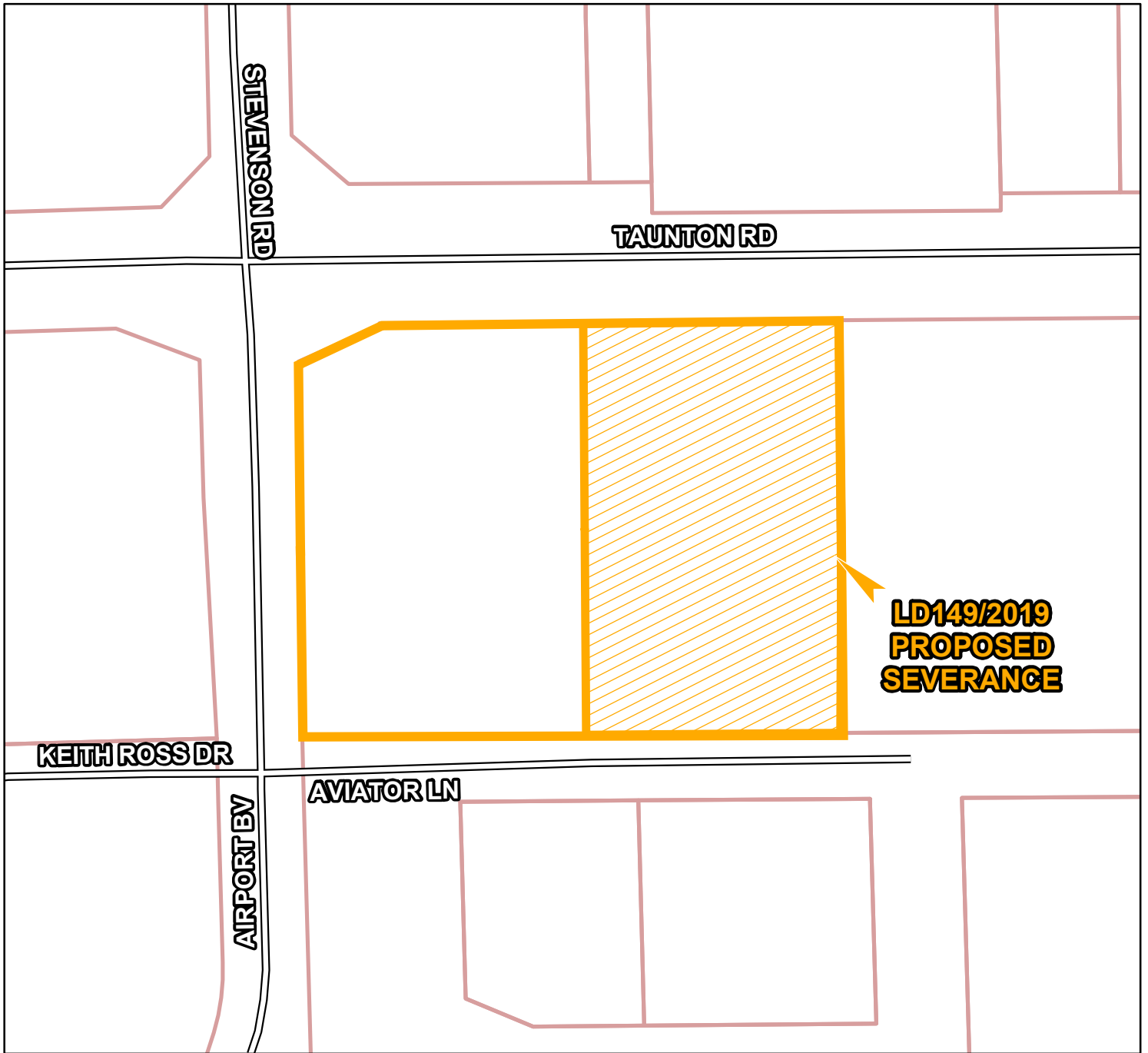
14. File: LD 149/2019

Owner: Crestview Investment Corporation
Agent: Groundswell Urban Planner Inc.
Location: Lot 9, Conc. 3
City of Oshawa


Consent to sever a vacant 10,115 m² commercial parcel of land, retaining a 10,236.42 m² commercial parcel of land with an existing structure to remain.

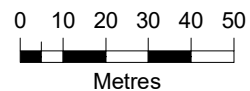
Note: Location Map on next page

Land Division Application No: LD149/2019
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 1319 Airport Boulevard



Legend

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



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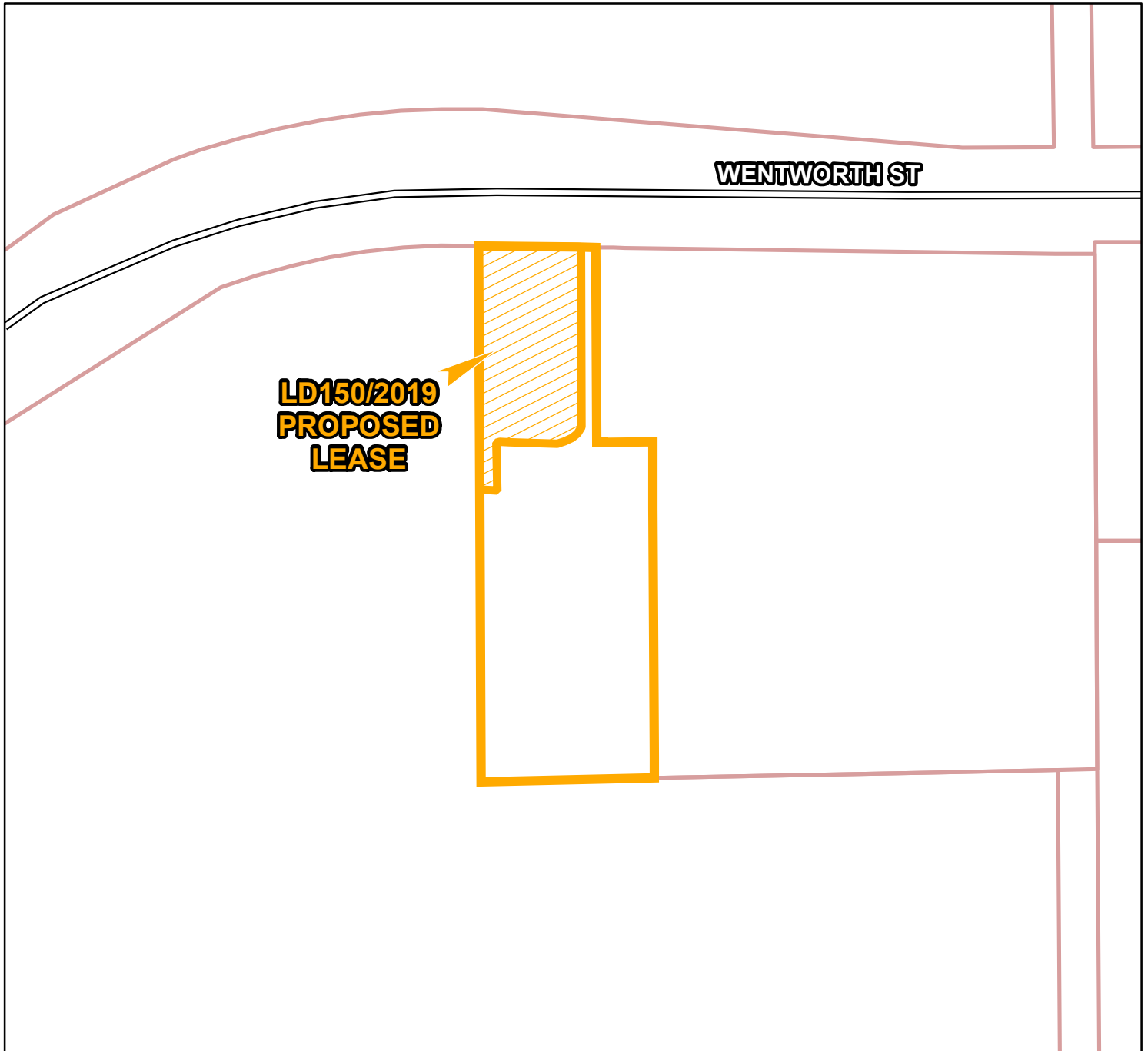
15. File: LD 150/2019

Owner: 2518246 Ontario Inc.
Agent: Dillon Consulting Limited
Location: Lot 12, Conc. BFC
City of Oshawa

Consent to grant a lease over 21 years over a 1,555.3 m² commercial parcel of land, retaining a 3,816.7 m² commercial parcel of land.

Note: Location Map on next page

Land Division Application No: LD150/2019
Nature of Application: Proposed Lease
Municipality: City of Oshawa
Address: 503 Wentworth Street West



Legend



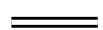
Subject Land



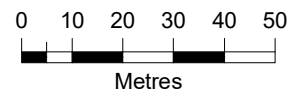
Retained Land



Parcel



Road



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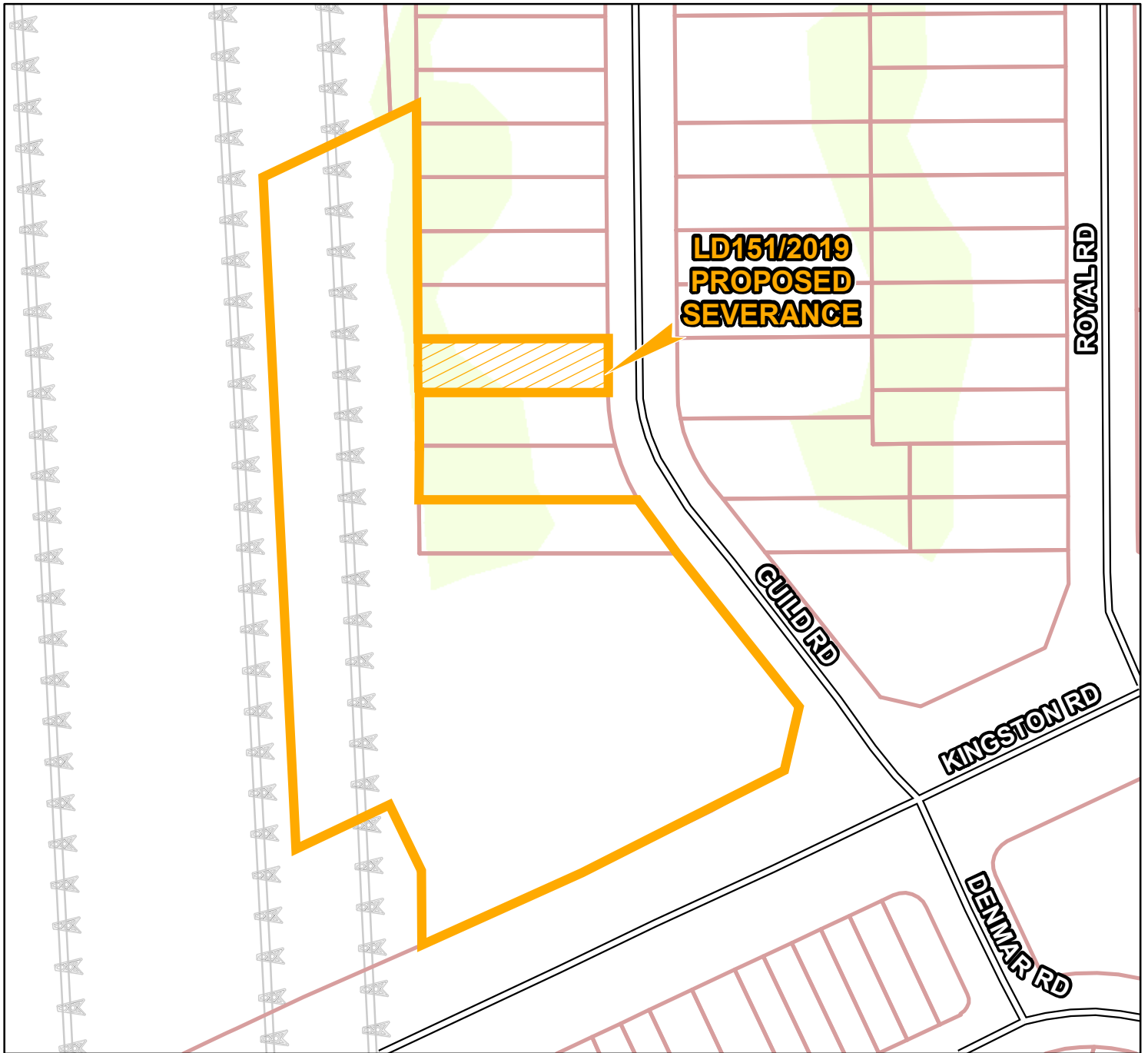
16. File: LD 151/2019

Owner: Highmark (Pickering) Inc.
Agent: The Biglieri group Ltd.
Location: Lot 20, Conc. 1
City of Pickering

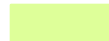
Consent to sever a vacant 851.9 m² commercial parcel of land, retaining a 18,012.75 m² commercial parcel of land.

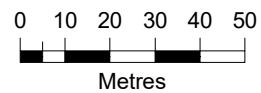
Note: Location Map on next page

Land Division Application No: LD151/2019
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 1970 Guild Road



Legend

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



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 Not a plan of survey.

17. File: LD 152/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

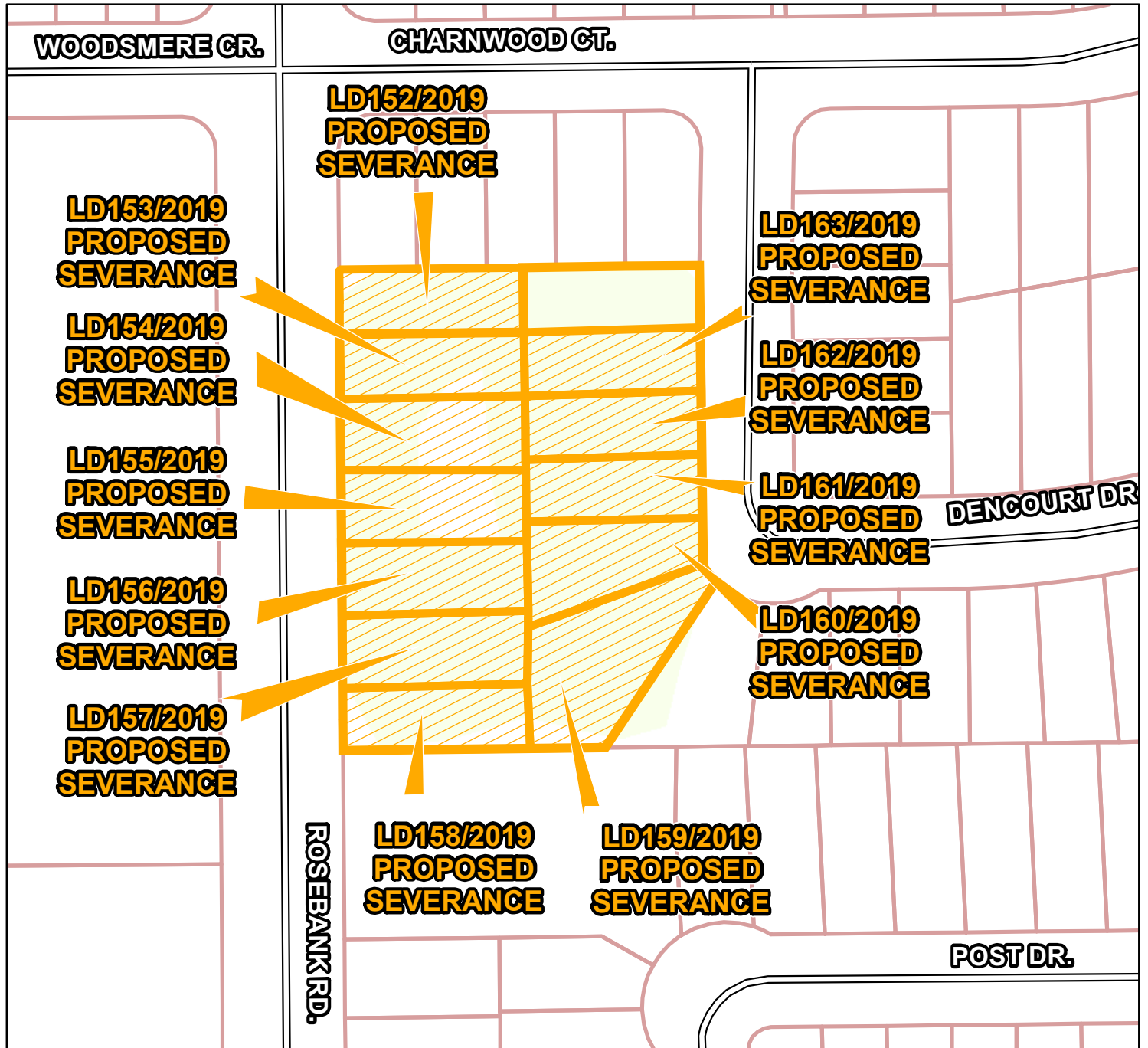
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

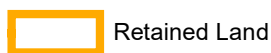
Address: 1855 Rosebank Road



Legend



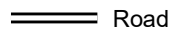
Subject Land



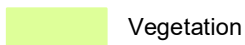
Retained Land



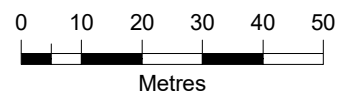
Parcel



Road



Vegetation



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Not a plan of survey.

18. File: LD 153/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

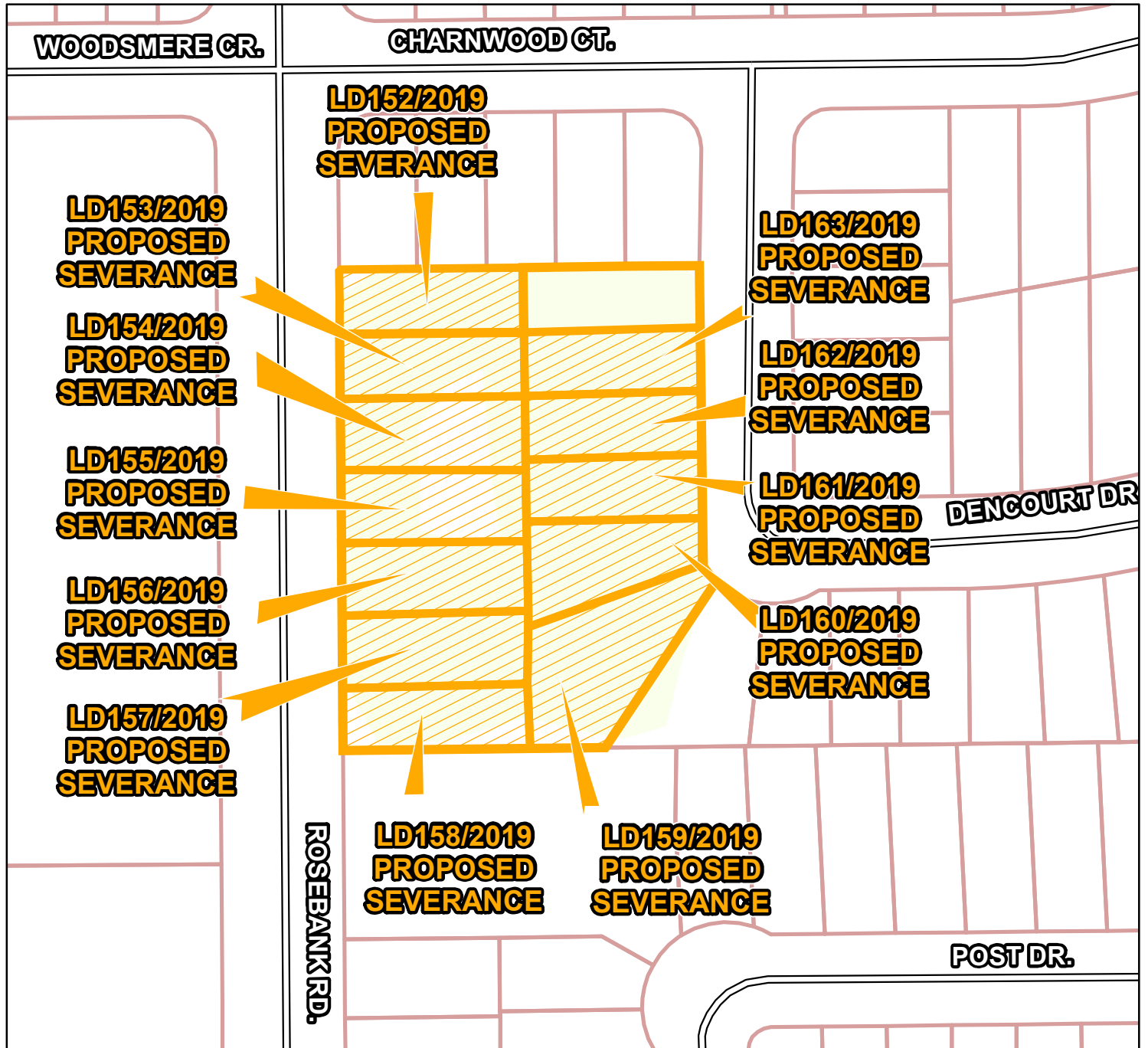
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



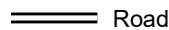
Subject Land



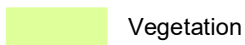
Retained Land



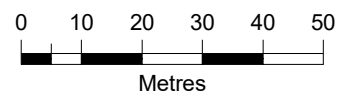
Parcel



Road



Vegetation



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19. File: LD 154/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

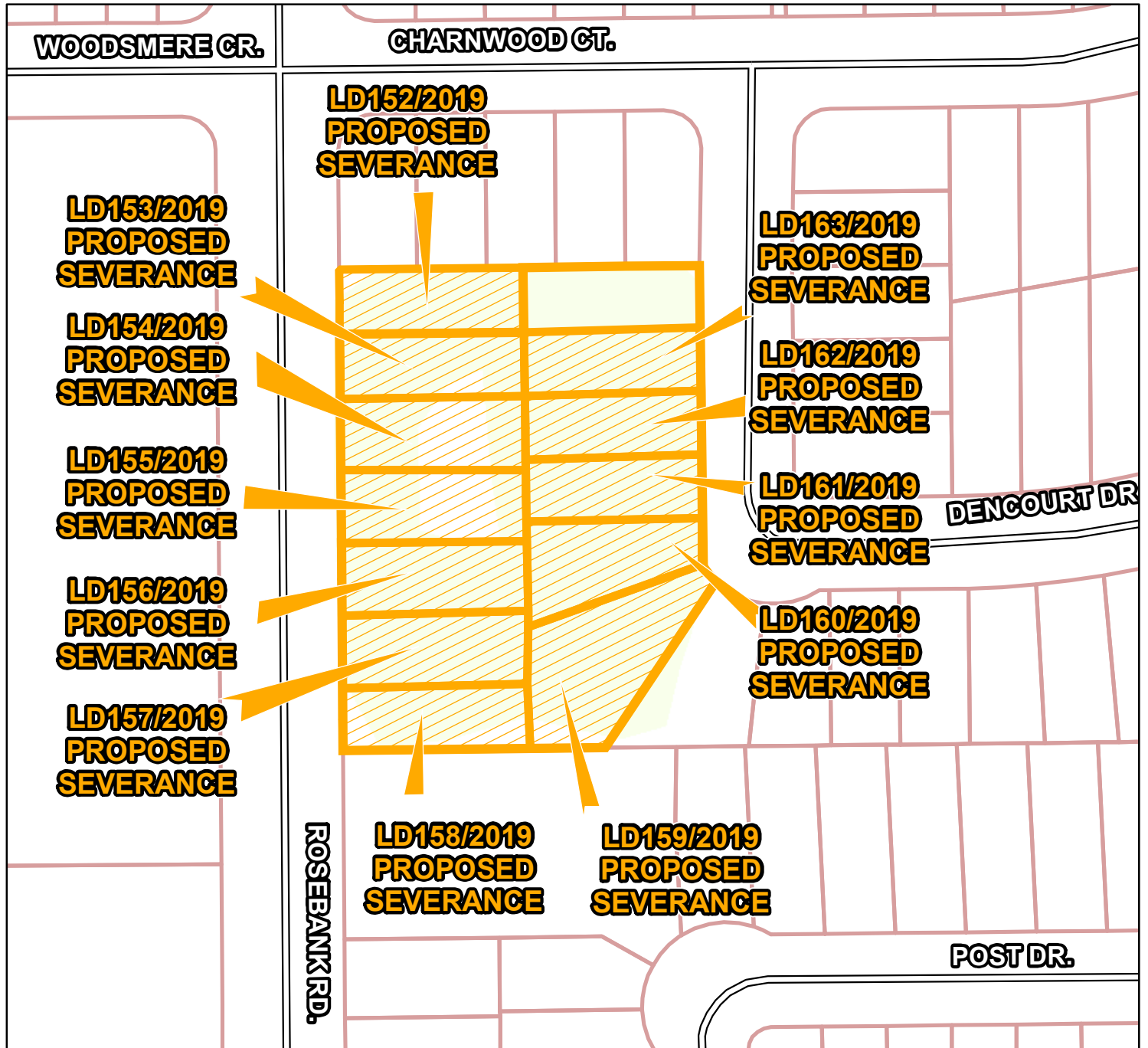
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



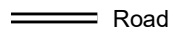
Subject Land



Retained Land



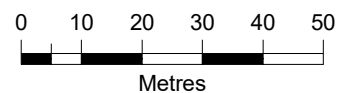
Parcel



Road



Vegetation



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Not a plan of survey.

20. File: LD 155/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

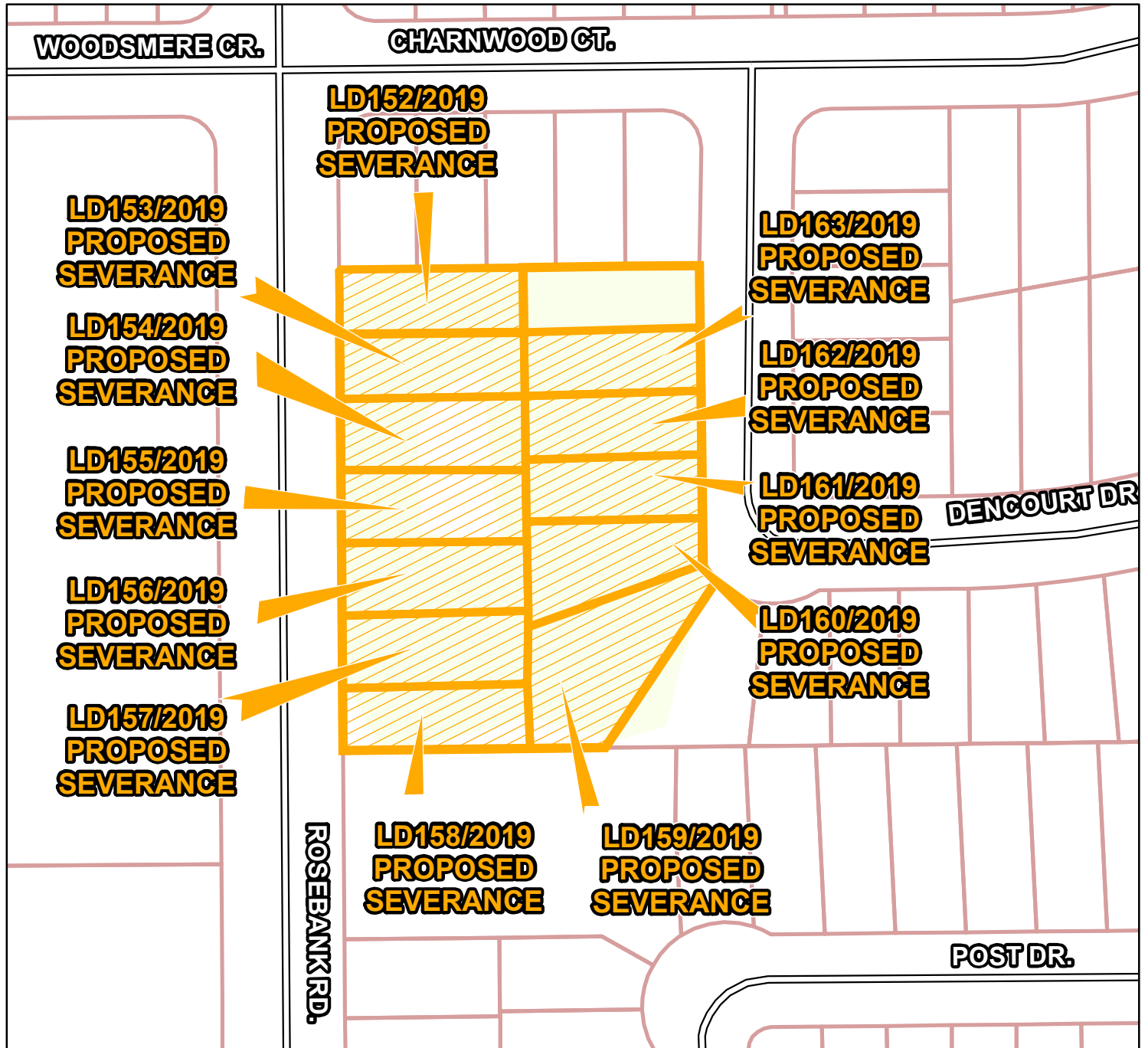
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



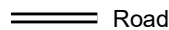
Subject Land



Retained Land



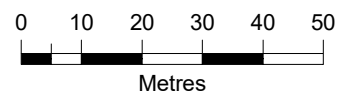
Parcel



Road



Vegetation



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21. File: LD 156/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

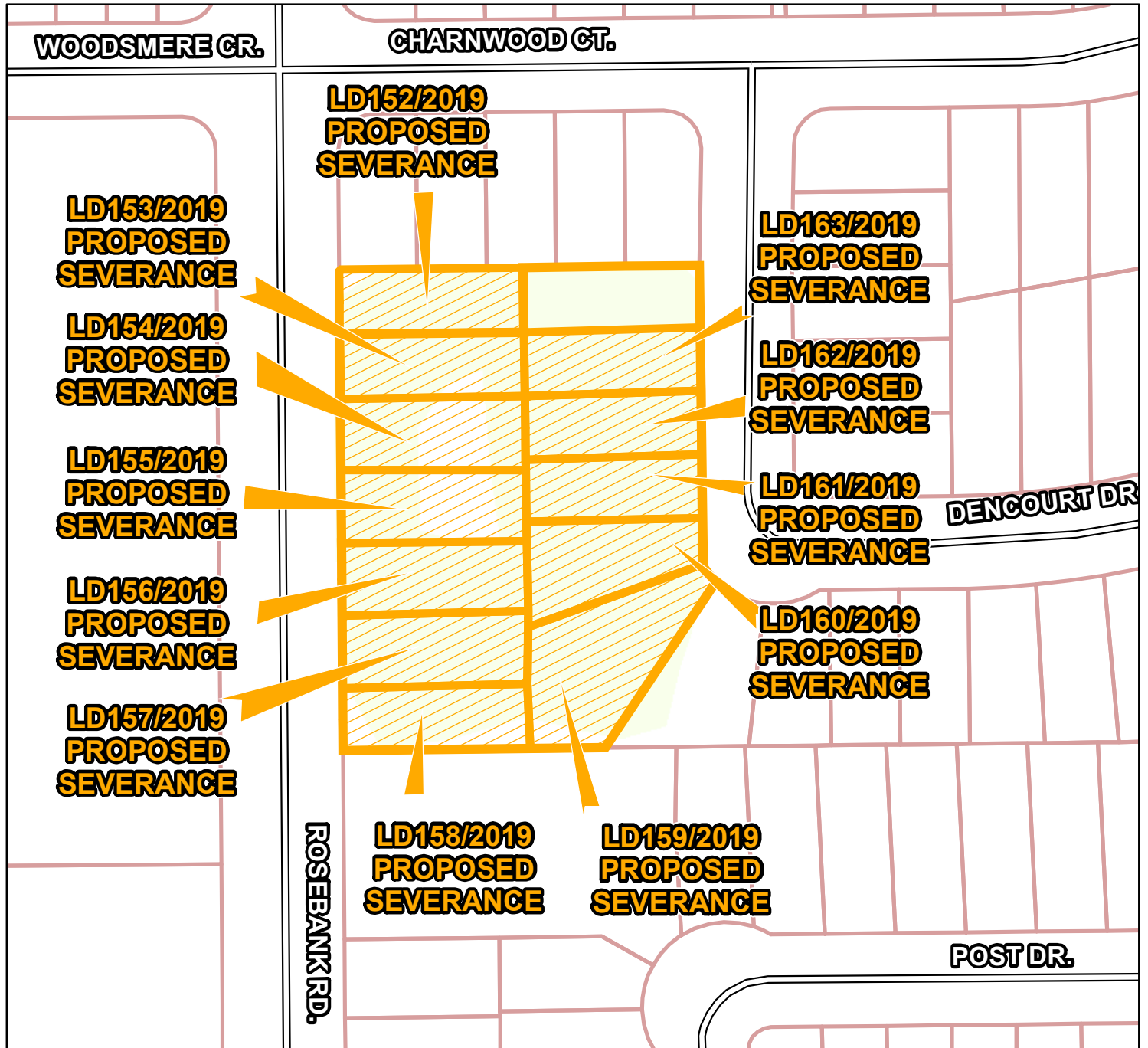
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

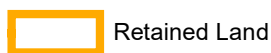
Address: 1855 Rosebank Road



Legend



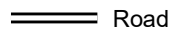
Subject Land



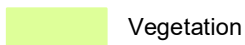
Retained Land



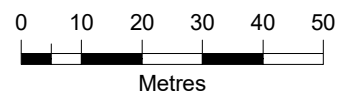
Parcel



Road



Vegetation



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22. File: LD 157/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

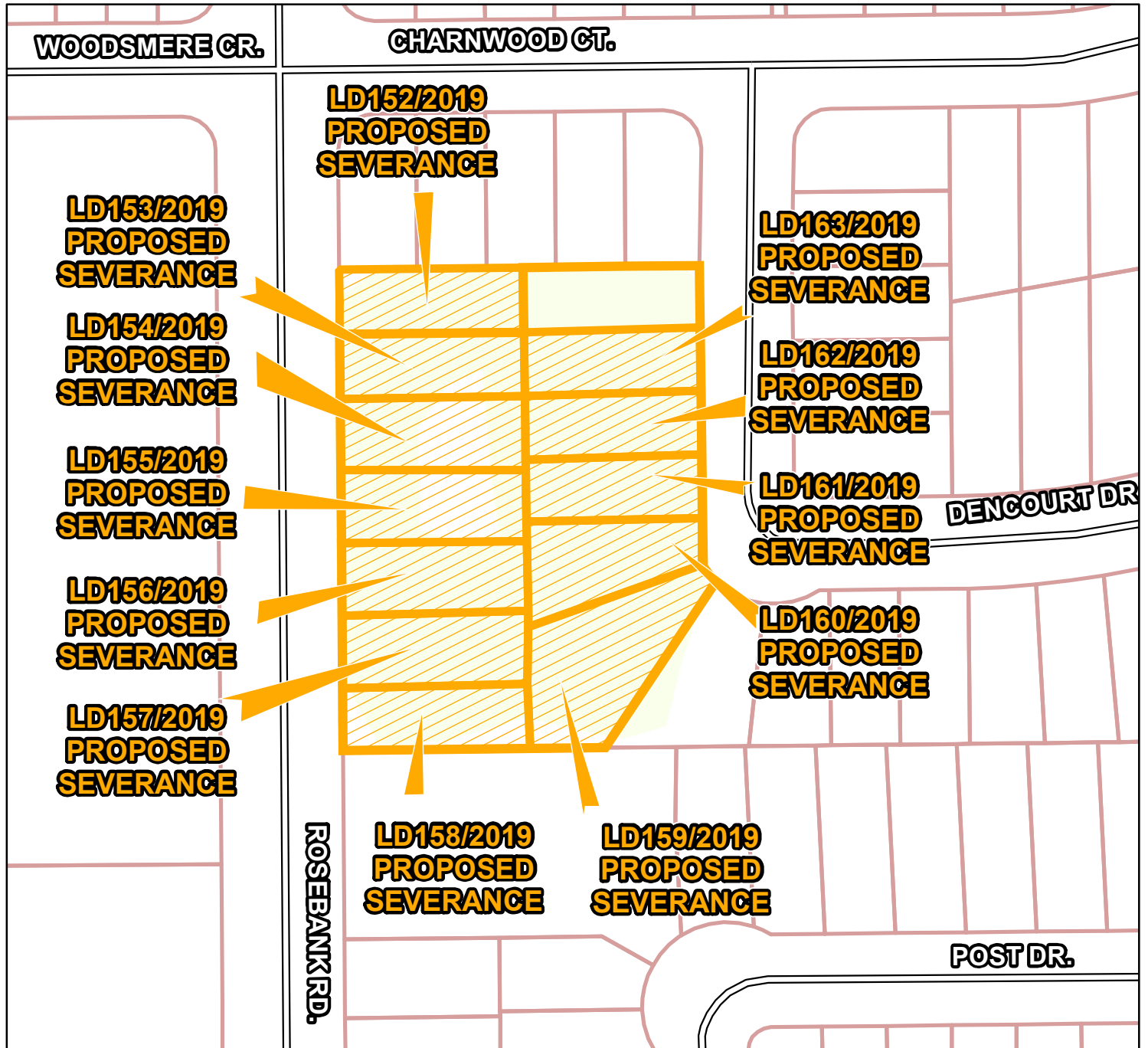
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



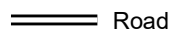
Subject Land



Retained Land



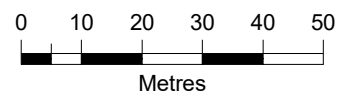
Parcel



Road



Vegetation



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23. File: LD 158/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

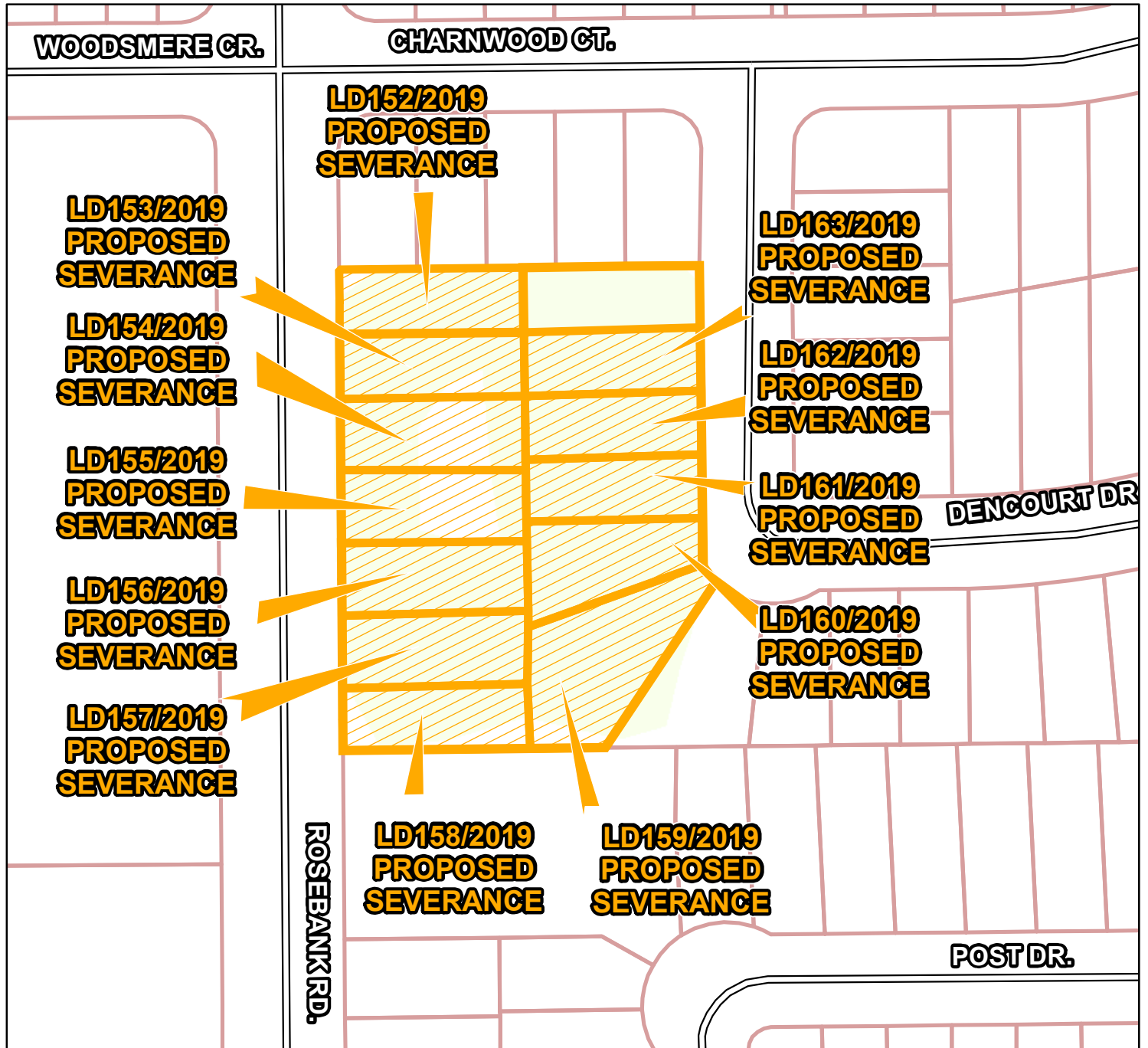
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



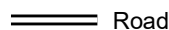
Subject Land



Retained Land



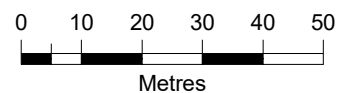
Parcel



Road



Vegetation



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Not a plan of survey.

24. File: LD 159/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

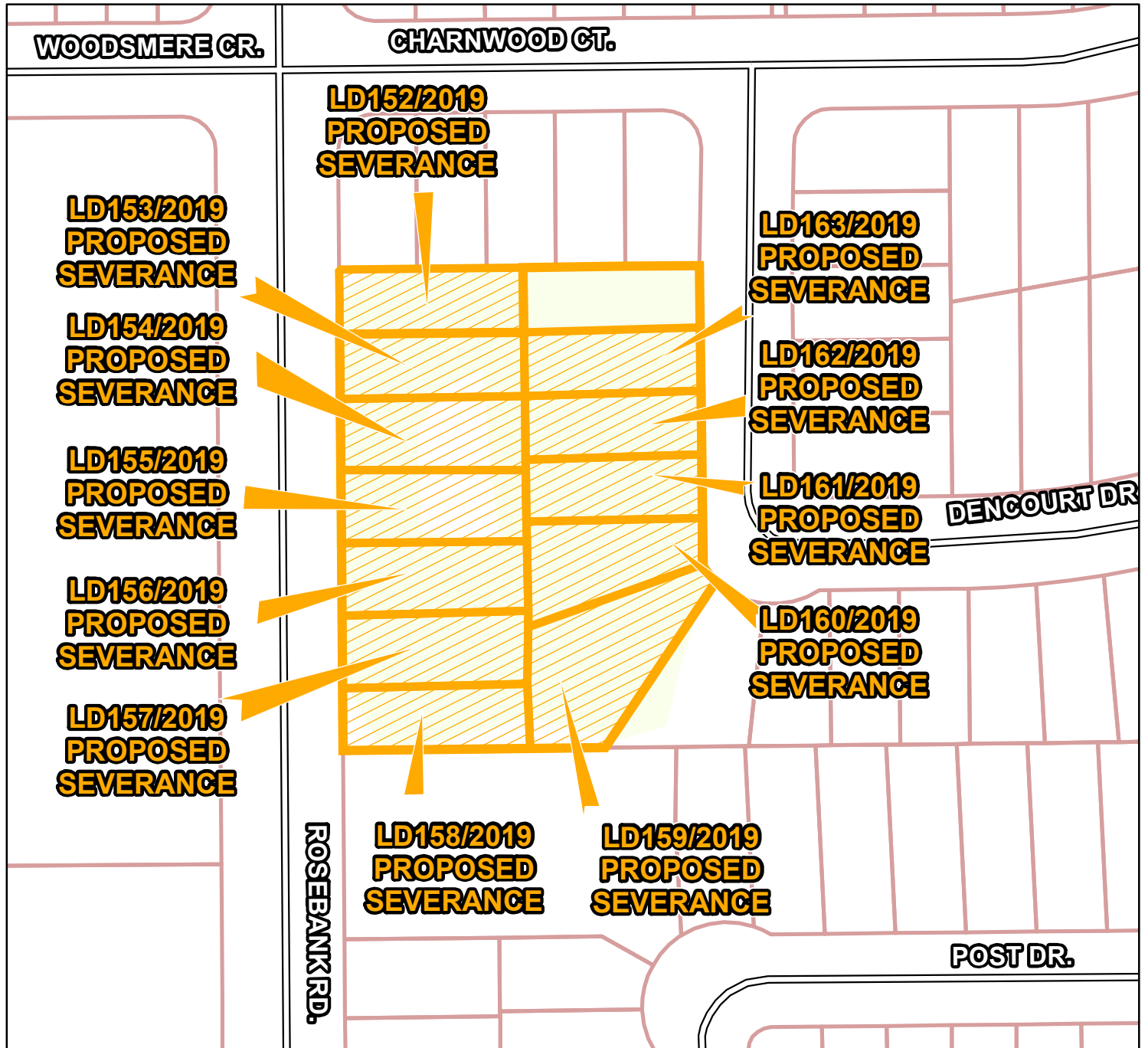
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



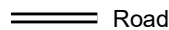
Subject Land



Retained Land



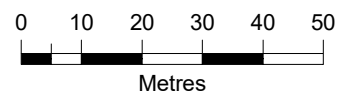
Parcel



Road



Vegetation



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25. File: LD 160/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

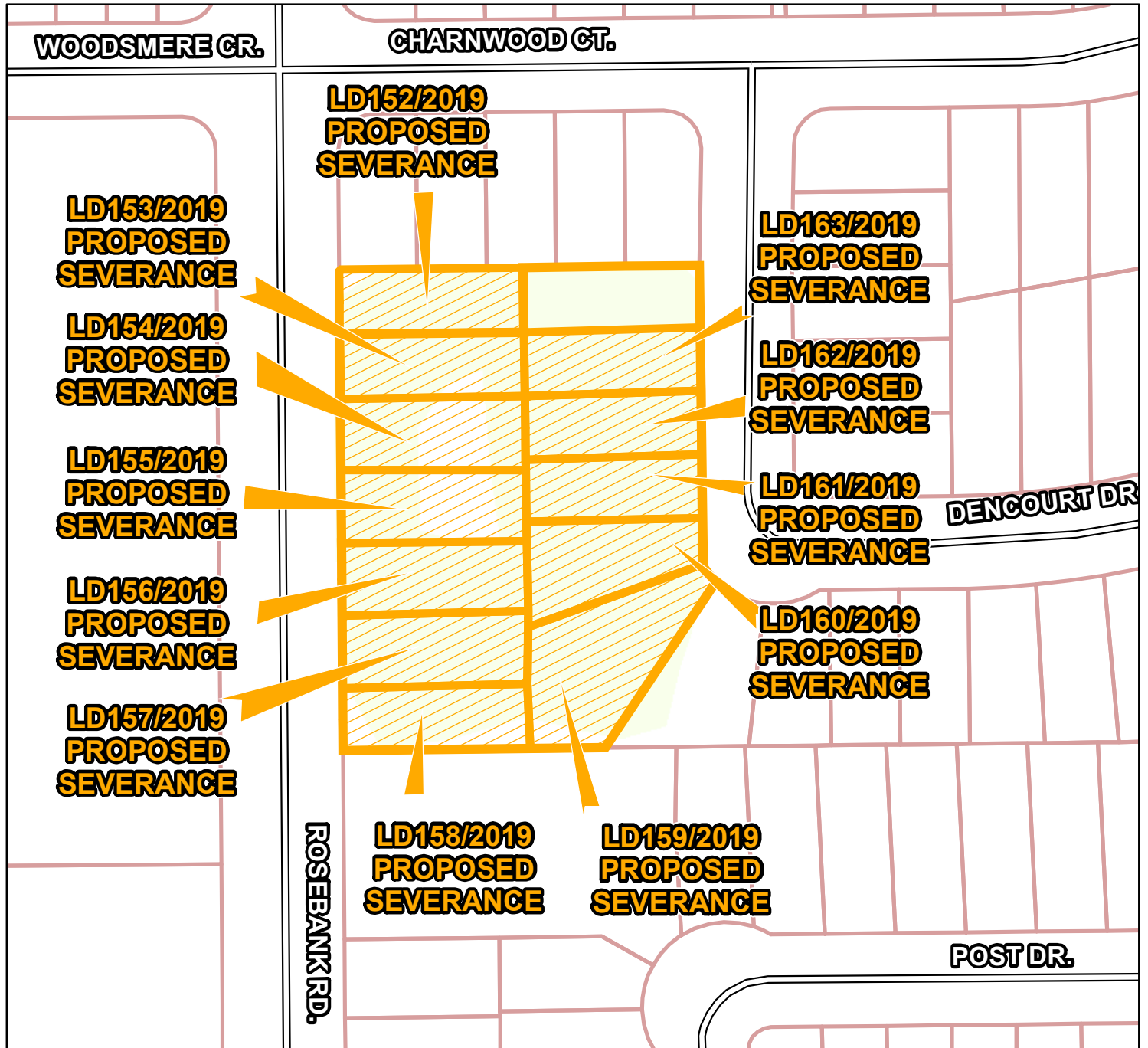
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

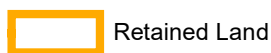
Address: 1855 Rosebank Road



Legend



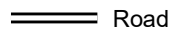
Subject Land



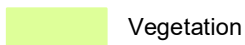
Retained Land



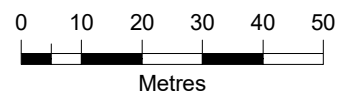
Parcel



Road



Vegetation



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26. File: LD 161/2019

Owner: Rudik, Patricia
Rudik, Victor
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

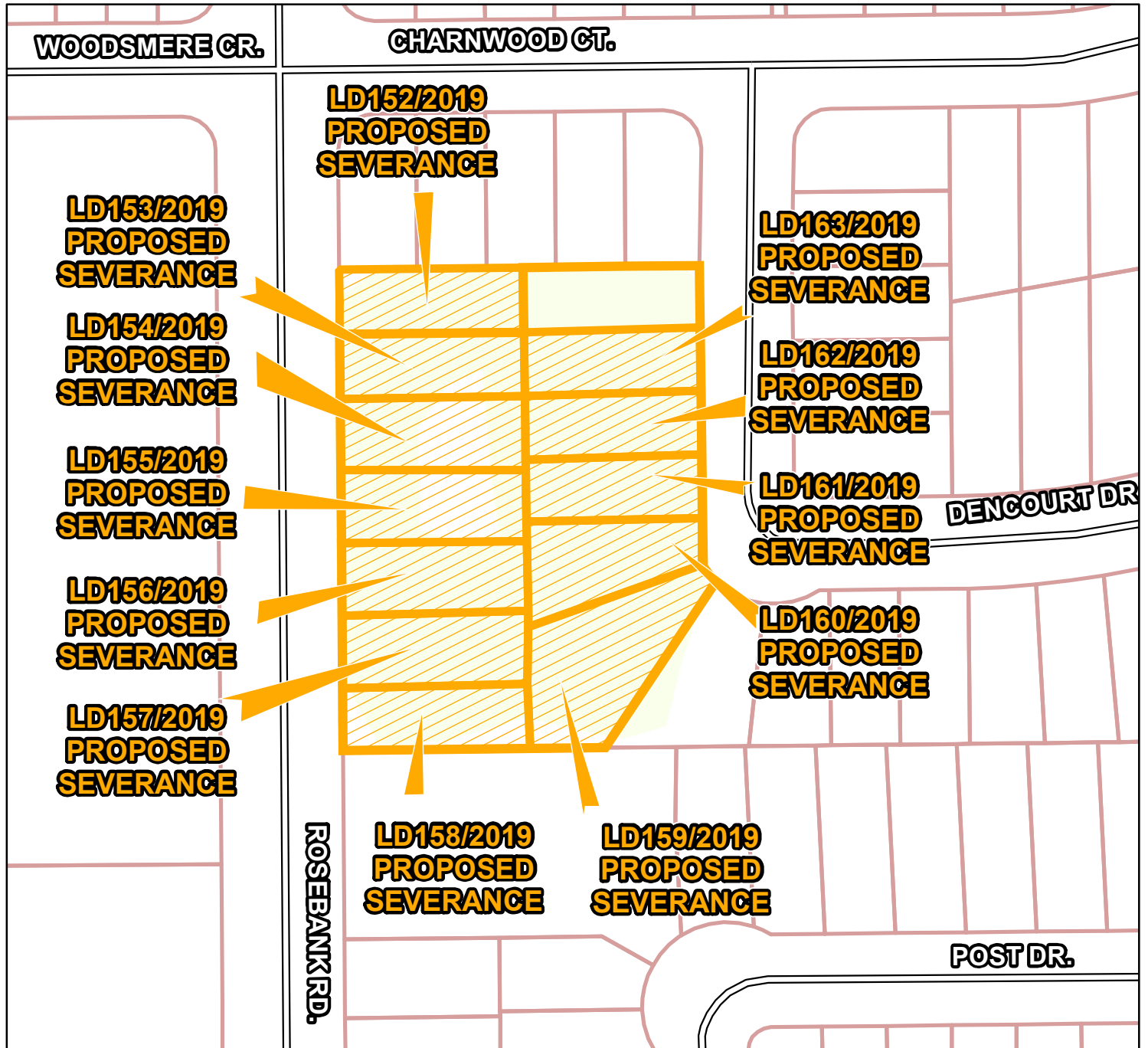
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



Subject Land



Retained Land



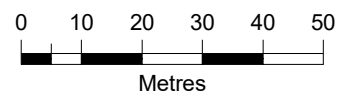
Parcel



Road



Vegetation



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Not a plan of survey.

27. File: LD 162/2019

Owner: Rudik, Patricia
Rudik, Victor
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

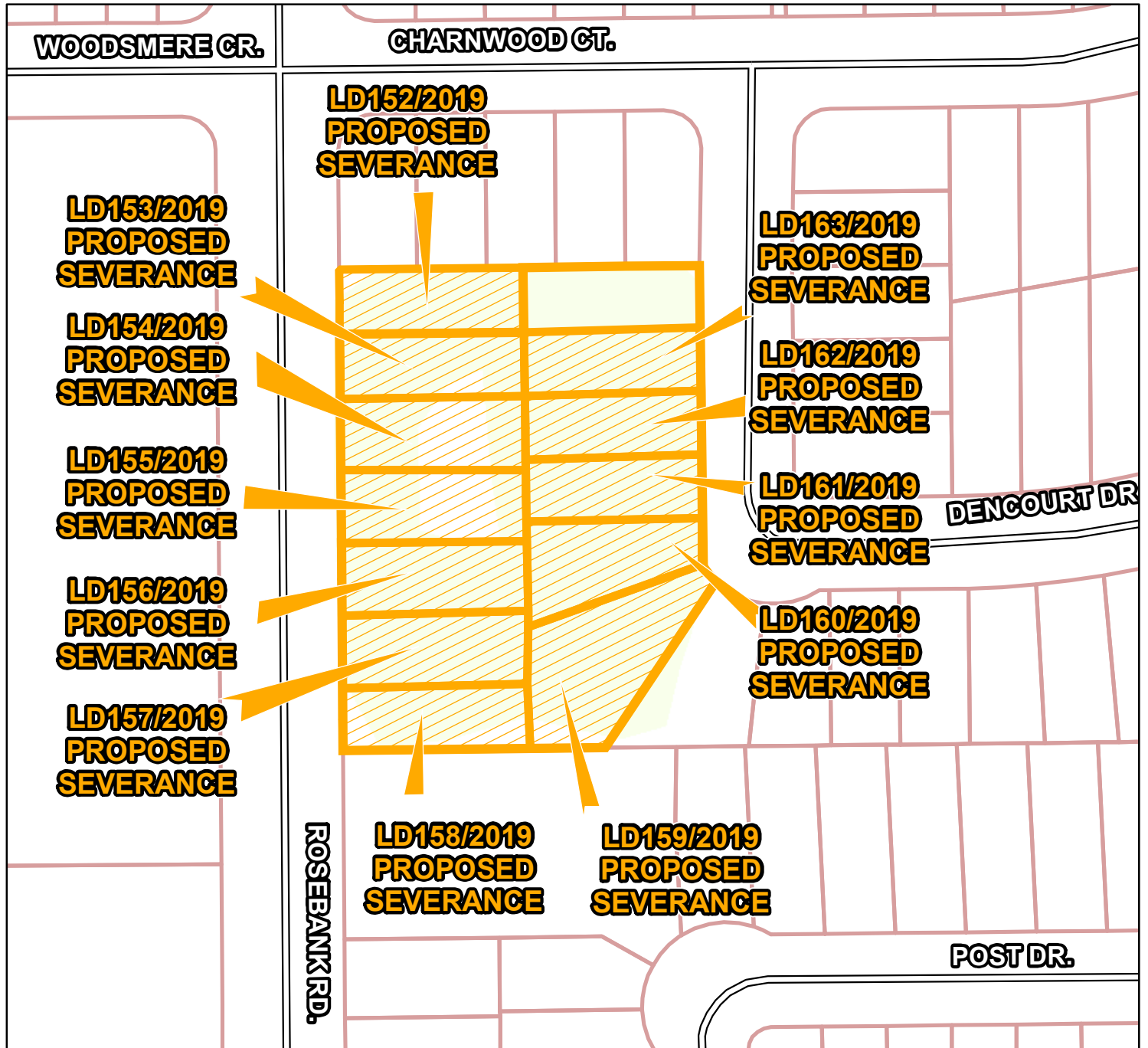
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



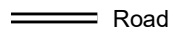
Subject Land



Retained Land



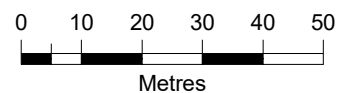
Parcel



Road



Vegetation



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28. File: LD 163/2019

Owner: Rudik, Victor
Rudik, Patricia
Agent: Marshall Homes
Location: Lot Pt Lt 30, Conc. 1
City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m² to 1,003.8 m², retaining a 522.5 m² residential parcel of land.

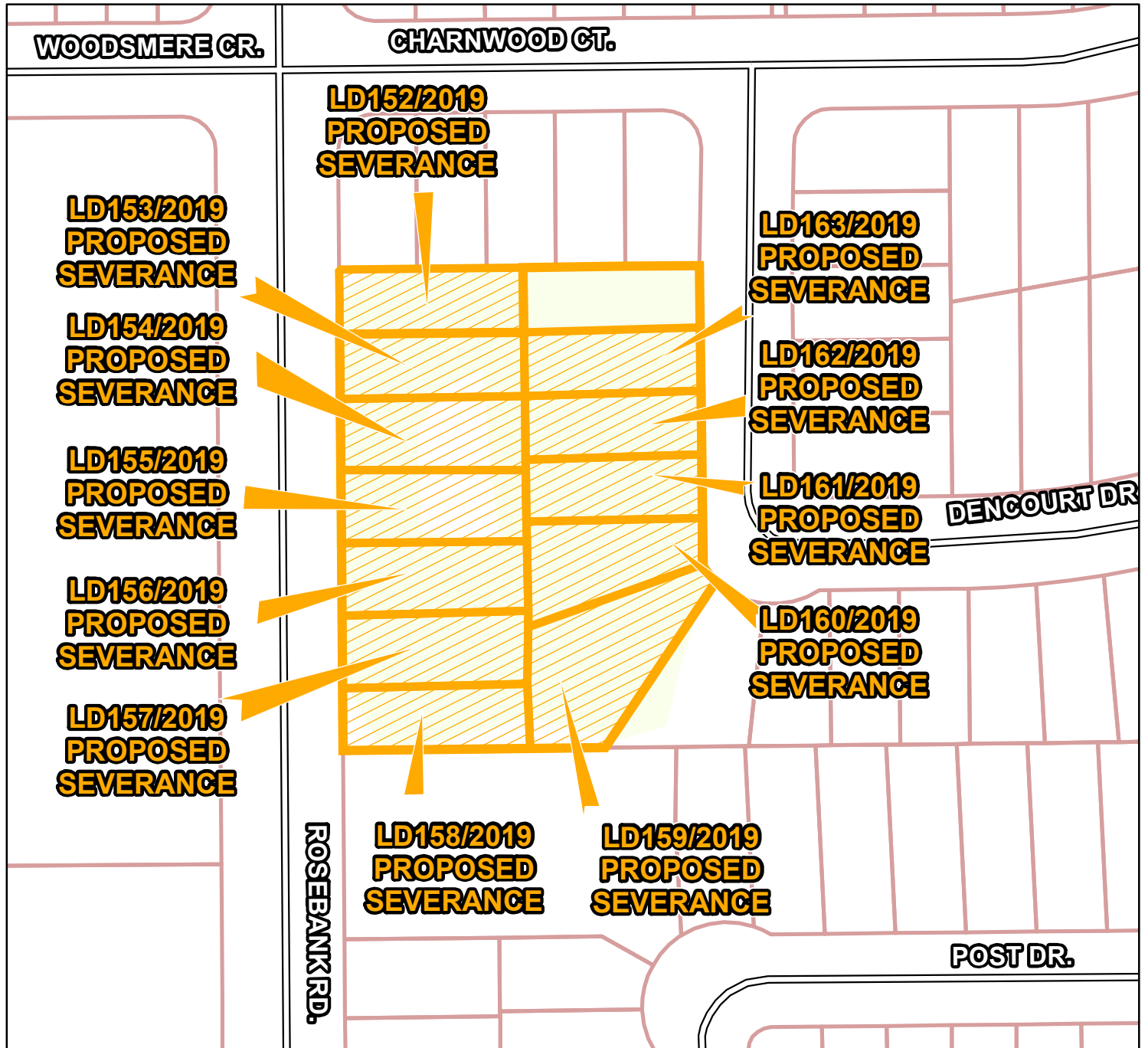
Note: Location Map on next page

Land Division Application No: LD152/2019 through LD163/2019

Nature of Application: Proposed Severances of Land

Municipality: City of Pickering

Address: 1855 Rosebank Road



Legend



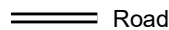
Subject Land



Retained Land



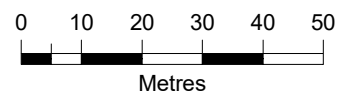
Parcel



Road



Vegetation



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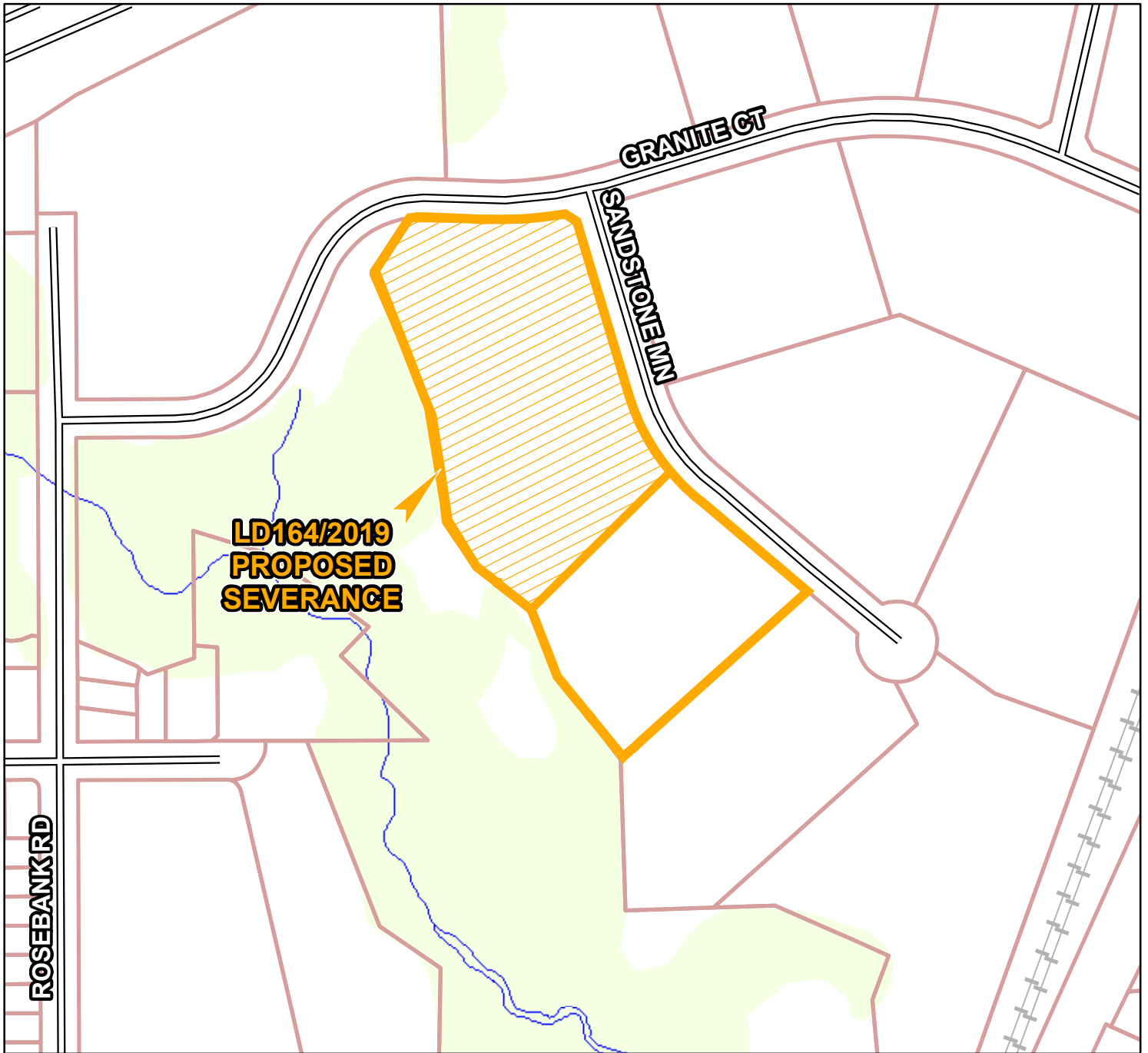
29. File: LD 164/2019

Owner: Purdue Pharma Inc.
Agent: Borden Ladner Gervais LLP
Location: Lot Pt Lt 30, Conc. BFC
City of Pickering




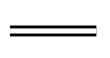
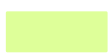

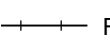
Consent to sever a 2.026 ha of industrial parcel of land, retaining a 1.006 ha industrial parcel of land.

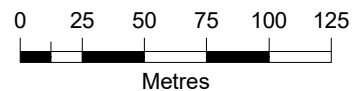
Note: Location Map on next page

Land Division Application No: LD164/2019
 Nature of Application: Proposed Severance of Land
 Municipality: City of Pickering
 Address: 575 Granite Court



Legend

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



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 Not a plan of survey.

6. Date of Next Meeting: January 13, 2020

7. Adjournment