



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, July 11, 2022**

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 6, 2022.

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-2021-00070

Tabled: February 7, 2022

Owner: Munir Nadeem Anjam

Agent: NIA Architects Inc.

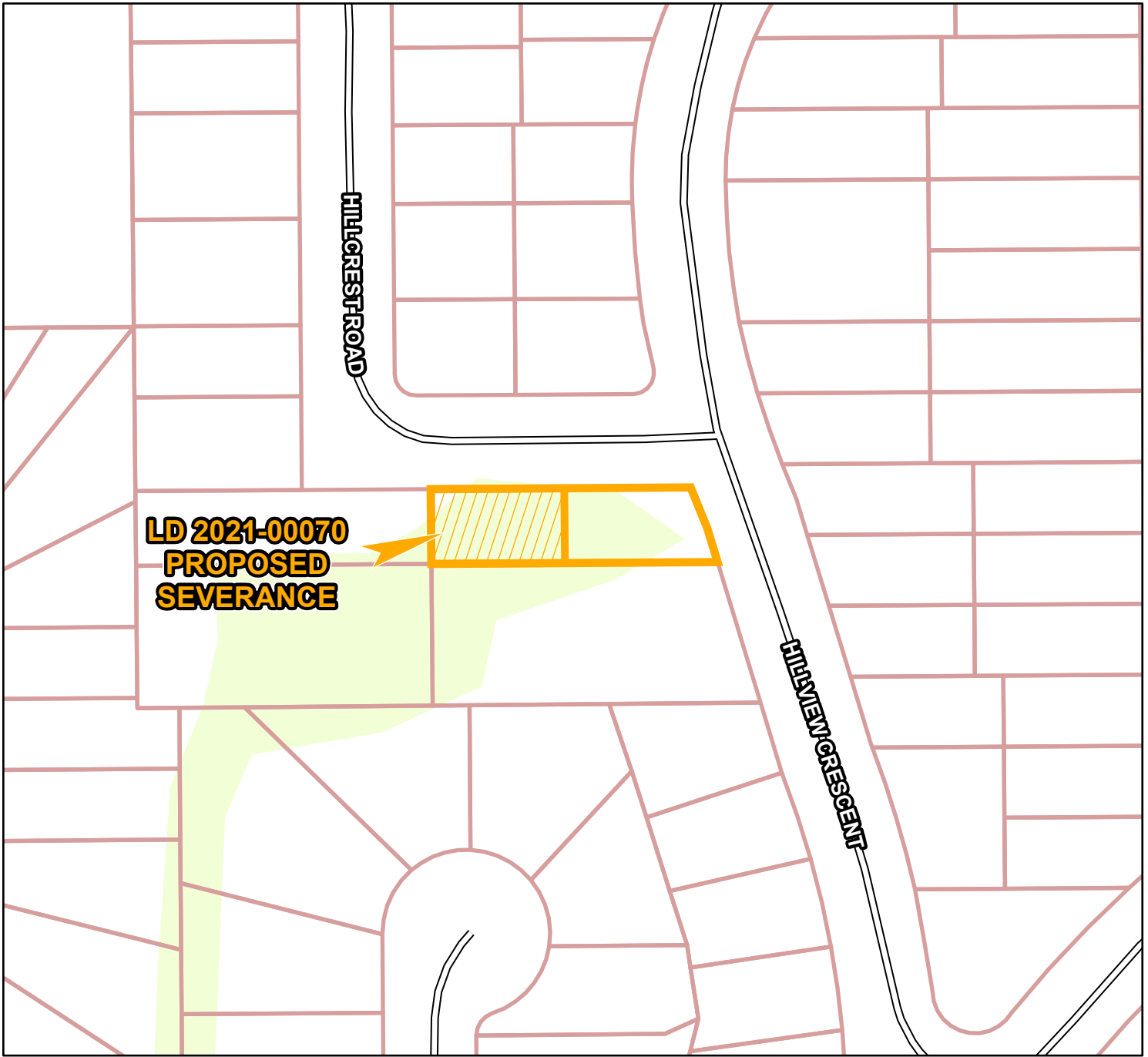
Location: Lot 27, Rang 3

Address: 700 HILLVIEW CRES, Pickering,
City of Pickering

Consent to sever a 465.45 m² residential parcel of land, retaining a 506 m² residential parcel of land with an existing dwelling to be demolished.




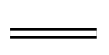
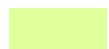


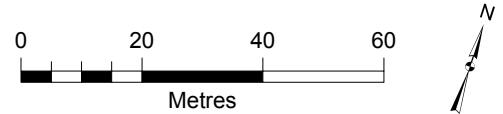
Land Division Application: LD 2021-00070
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 700 Hillview Crescent



**LD 2021-00070
PROPOSED
SEVERANCE**

Legend

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



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2 LD 046/2022

Tabled: May 9, 2022

Owner: Nancy Trolly
Richard Trolly

Agent: Richard Trolly

Location: Lot 31, Con. 7

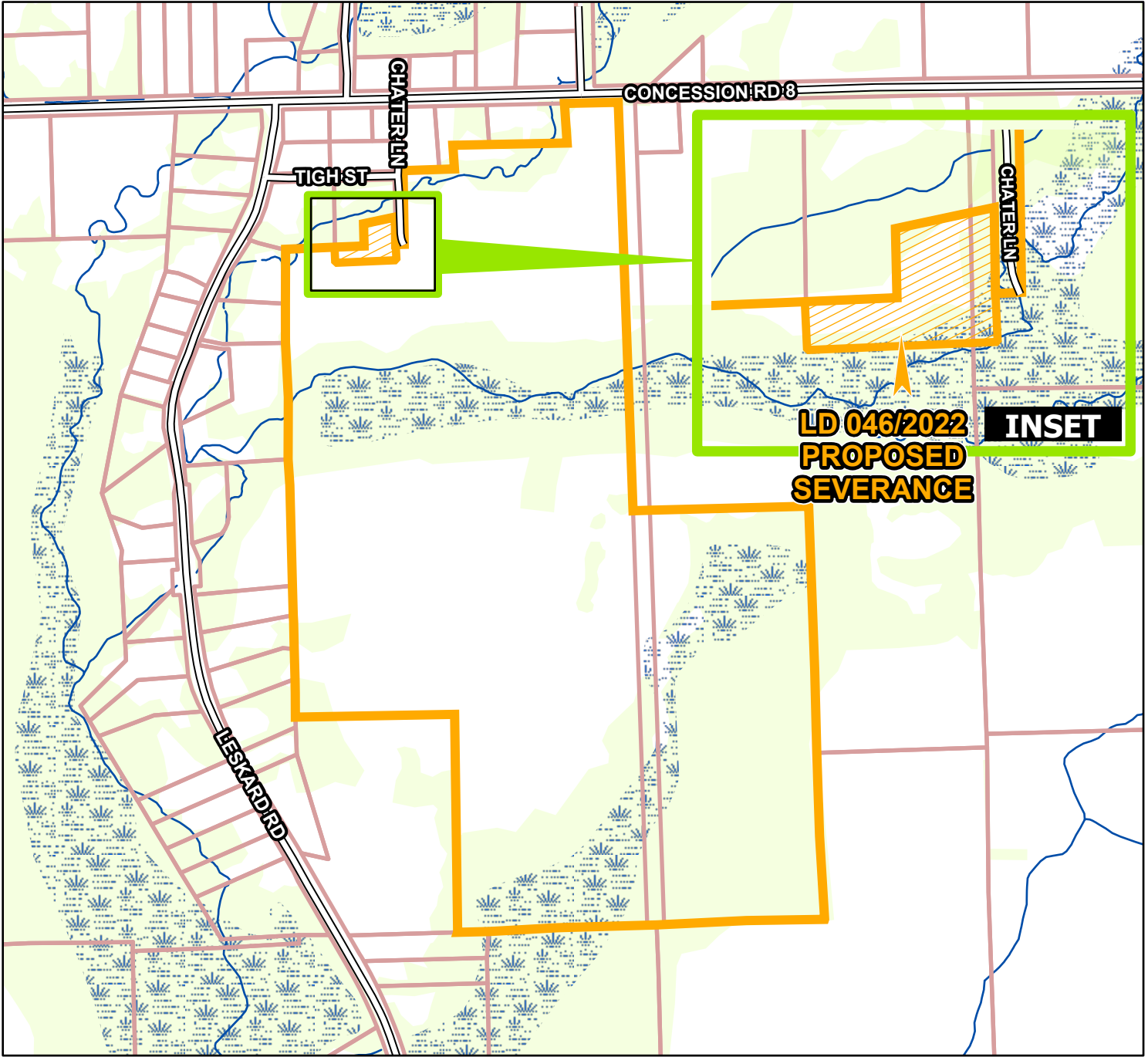
Address: 24 CHATER LANE, Clarington, ON

Municipality of Clarington

Consent to sever a 0.255 HA hamlet lot with an existing dwelling to remain, retaining a 31 HA agricultural parcel of land with an existing barn and shed to remain.



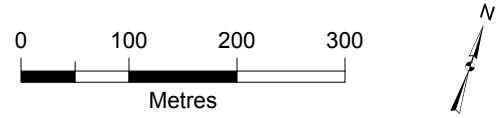
Land Division Application: LD 046/2022
 Nature of Application: Proposed Severance of Land
 Municipality: Municipality of Clarington
 Address: 24 Chater Lane, Leskard



**LD 046/2022
 PROPOSED
 SEVERANCE** **INSET**

Legend

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



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Owner: 2751757 Ontario Inc.

Agent: Francesco Fiorani, Brutto Consulting

Location: Lot 7, 8 Blk 1

Address: 1716 DUFFERIN ST, Whitby, ON

Town of Whitby

Consent to add a vacant 527.8 m² residential parcel of land to the west, retaining a 608.2 m² residential parcel of land with an existing dwelling to remain.











Land Division Application: LD 054/2022
 Nature of Application: Proposed Addition of Land
 Municipality: Town of Whitby
 Address: 1716 Dufferin Street

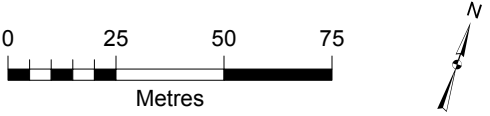


**Benefiting
Lands**

**LD 054/2022
PROPOSED
ADDITION**

Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Benefiting Lands
-  Watercourse
-  Vegetation
-  Wetland



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Owner: 2751757 Ontario Inc.

Agent: Francesco Fiorani, Brutto Consulting

Location: Lot 7, 8 Blk 1

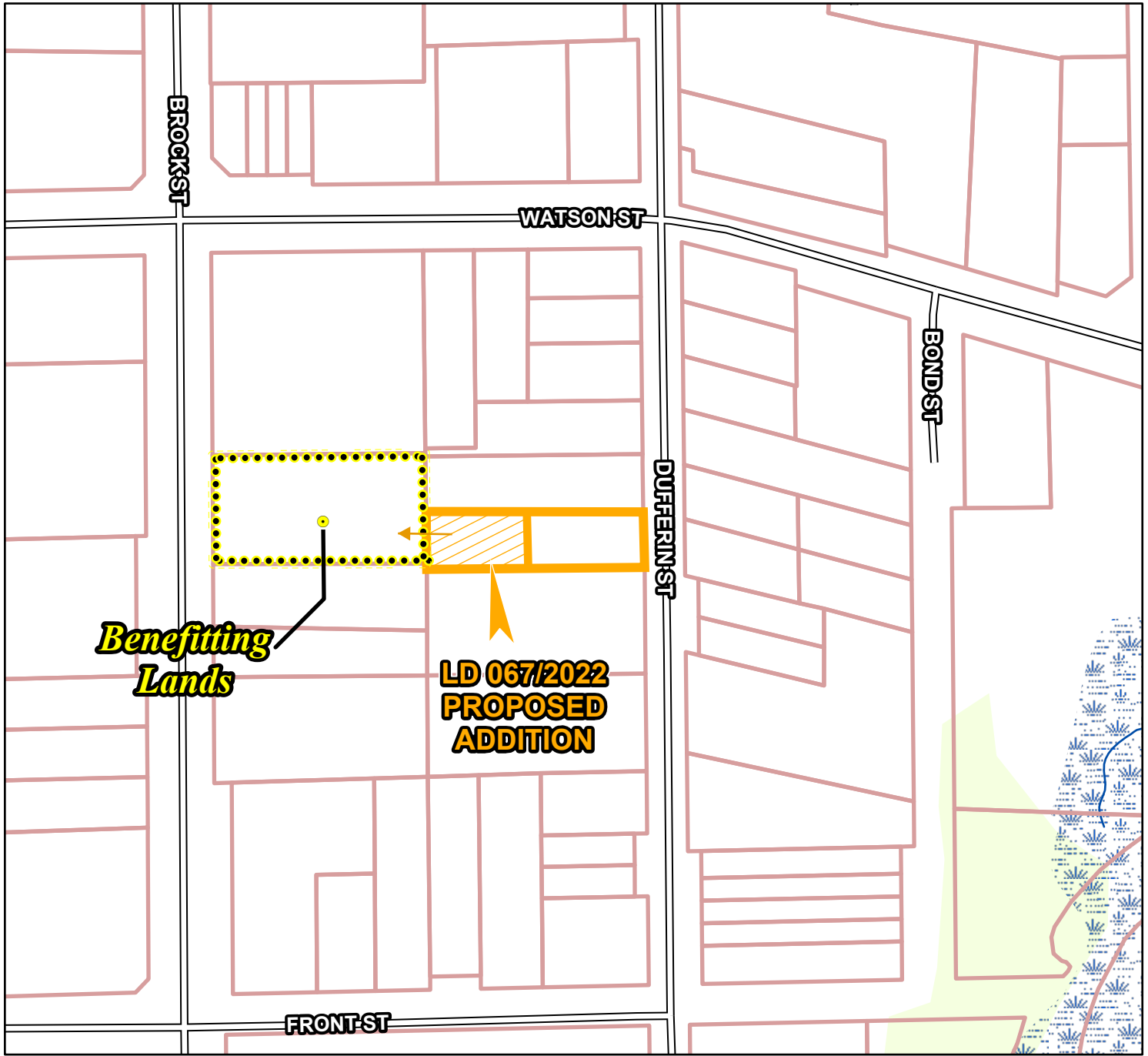
Address: 1718 DUFFERIN ST, Whitby, ON

Town of Whitby









Consent to add a vacant 511.8 m² residential parcel of land to the west, retaining a 607.2 m² residential parcel of land with an existing dwelling to remain.

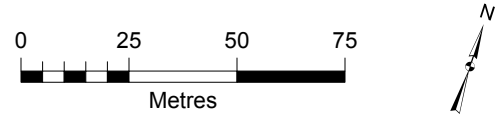


Land Division Application: LD 067/2022
 Nature of Application: Proposed Addition of Land
 Municipality: Town of Whitby
 Address: 1718 Dufferin Street



Legend

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



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Owner: Katherine Ellen Anne Wright
Peter Kenneth Ryan

Agent: MPLAN Inc.

Location: Lot 18, Con 5

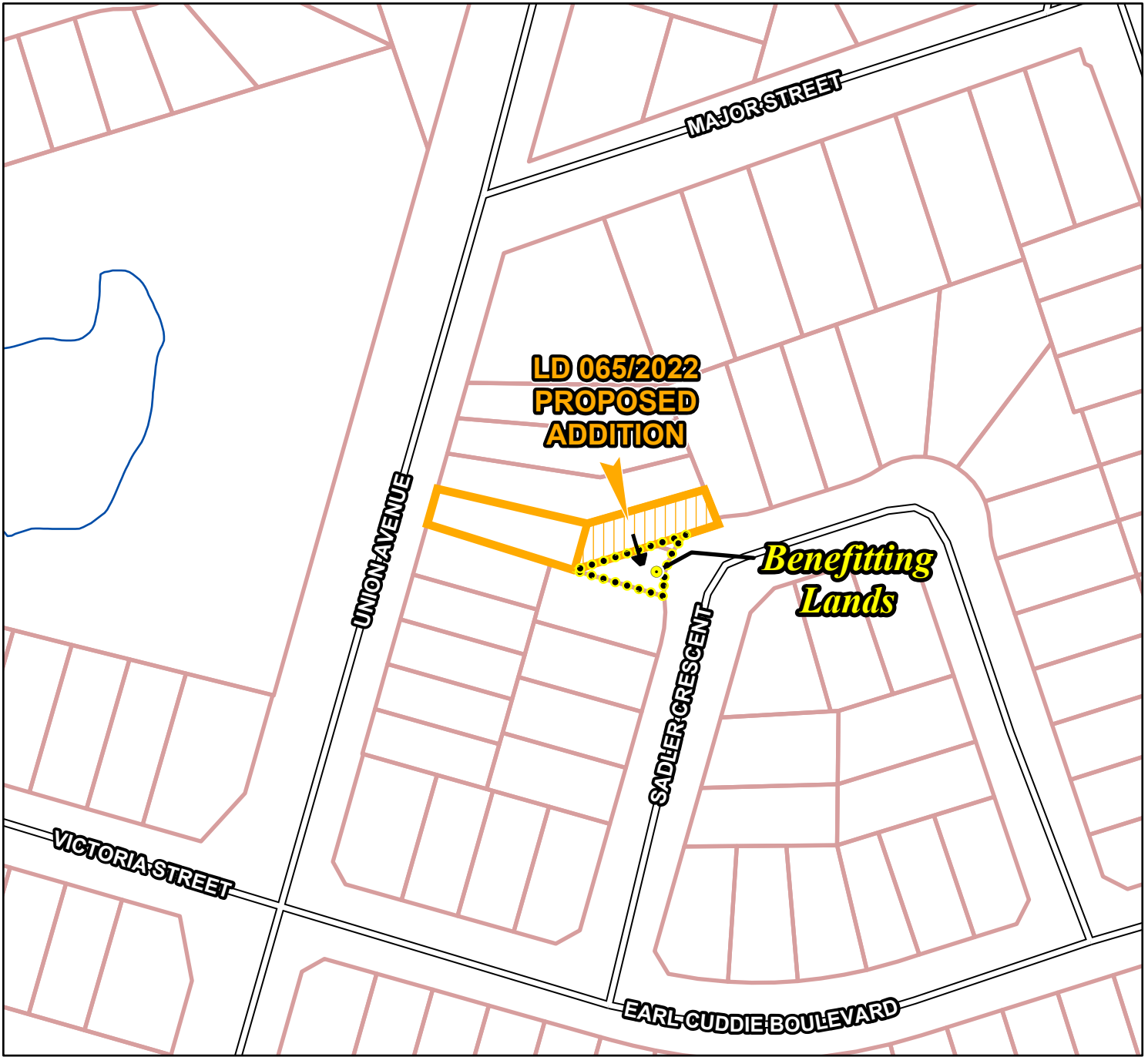
Address: 179 UNION AVE, Scugog, ON

Township of Scugog

Consent to add a vacant 345 m² residential parcel of land to the south, retaining a 343 m² residential parcel of land with an existing dwelling to remain.

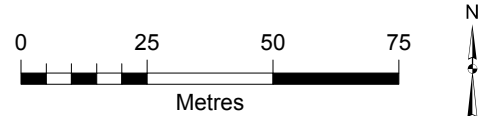


Land Division Application: LD 065/2022
 Nature of Application: Proposed Addition of Land
 Municipality: Township of Scugog
 Address: 179 Union Avenue, Port Perry



Legend

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



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6 LD 066/2022

Owner: Lephuong Lu

Themich Luong

Agent: Adrian Litavski c/o Johnston Litavski Ltd.

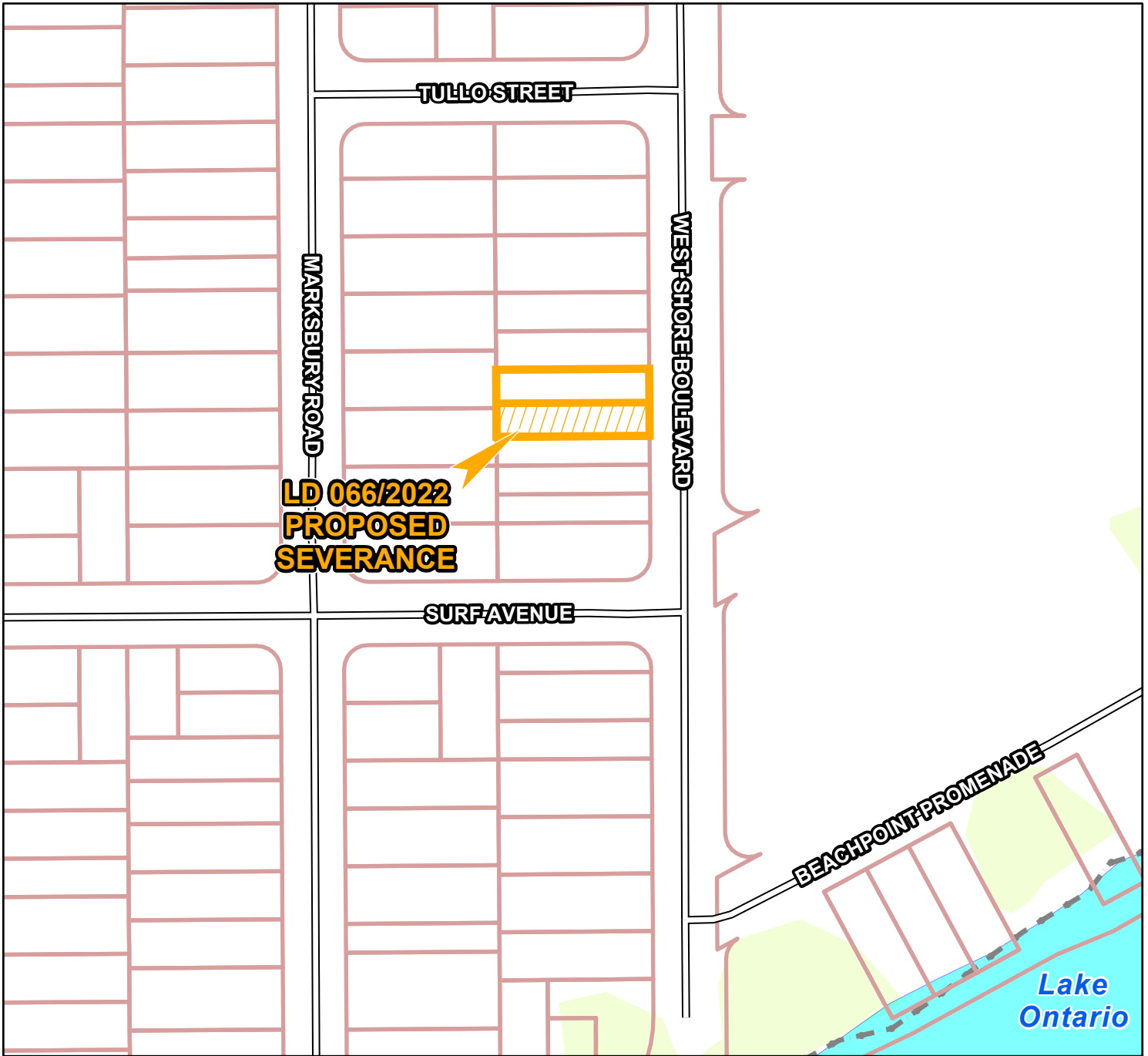
Location: Lot 27, Range 3

Address: 566 WEST SHORE BLVD, Pickering,
City of Pickering




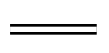

Consent to sever a 517 m2 residential parcel of land, retaining a 517 m2 residential parcel of land. Existing dwelling to be demolished.

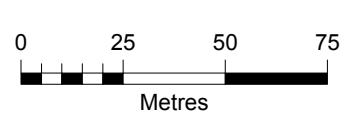


Land Division Application: LD 066/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 566 West Shore Boulevard



Legend

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



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Owner: Jaroslav Kuchurivski
Agent: Jaroslav Kuchurivski
Location: Lot 26, Con. 1
Address: GREEN ST, Whitby, ON
Town of Whitby

Consent to sever a vacant 410.65 m² residential parcel of land, retaining a vacant 410.65 m² residential parcel of land.

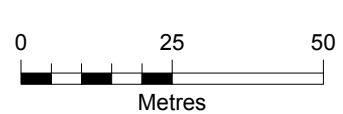


Land Division Application: LD 068/2022
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: Green Street



Legend

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



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Owner: Lambert Yake

Vicky Yake

Agent: Owen Design Consultants Ltd.

Location: Lot 6, Con. 1

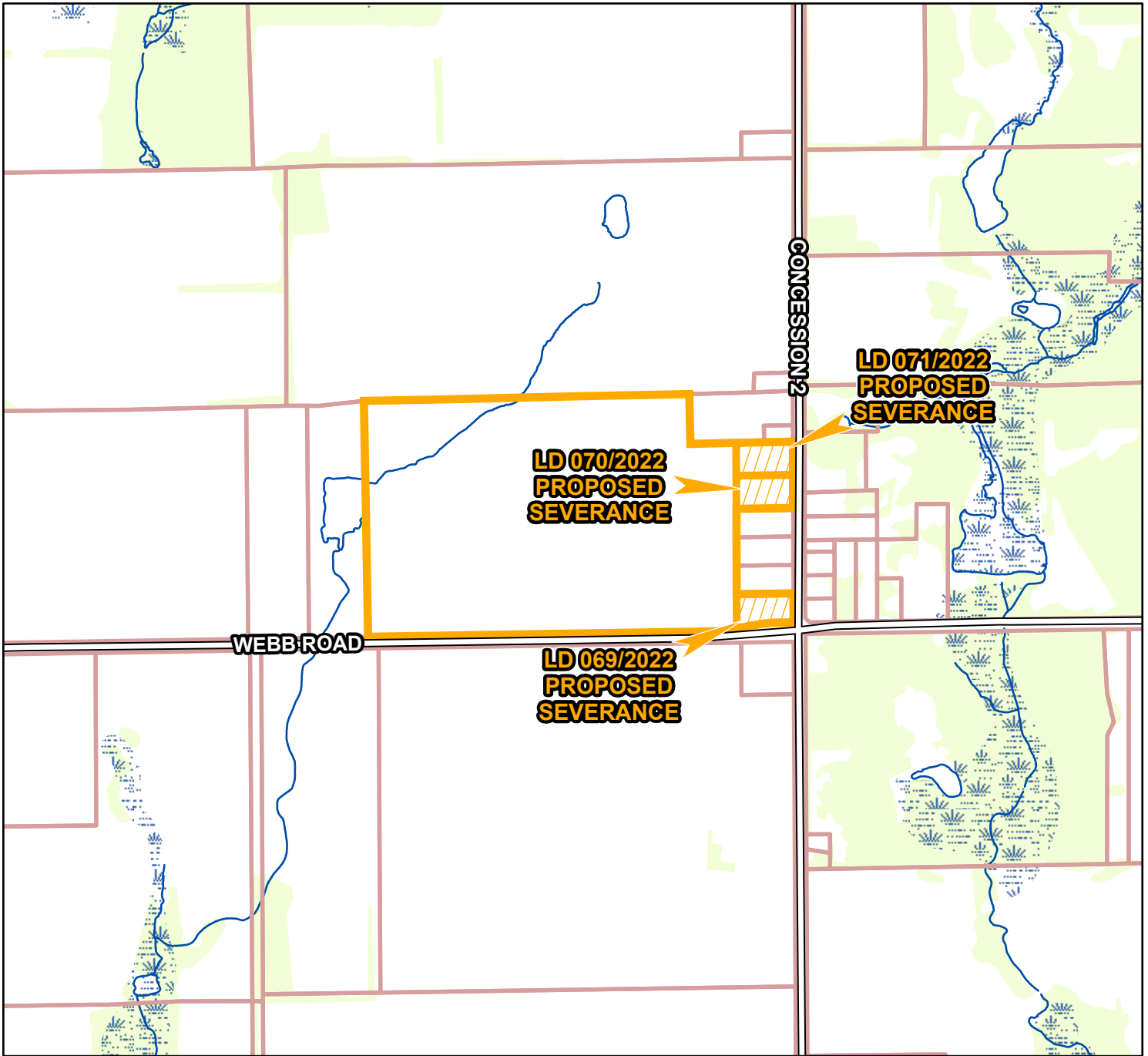
Address: 190 WEBB RD, Uxbridge, ON

Township of Uxbridge



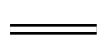


Consent to sever a vacant 5,544.27 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

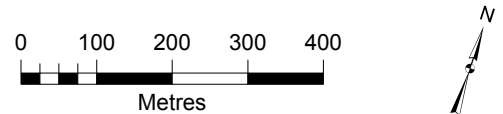


Land Division Application: LD 069/2022 to LD 071/2022
 Nature of Applications: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 190 Webb Road, Glasgow



Legend

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



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9 LD 070/2022

Owner: Lambert Yake

Vicky Yake

Agent: Owen Design Consultants Ltd.

Location: Lot 6, Con. 1

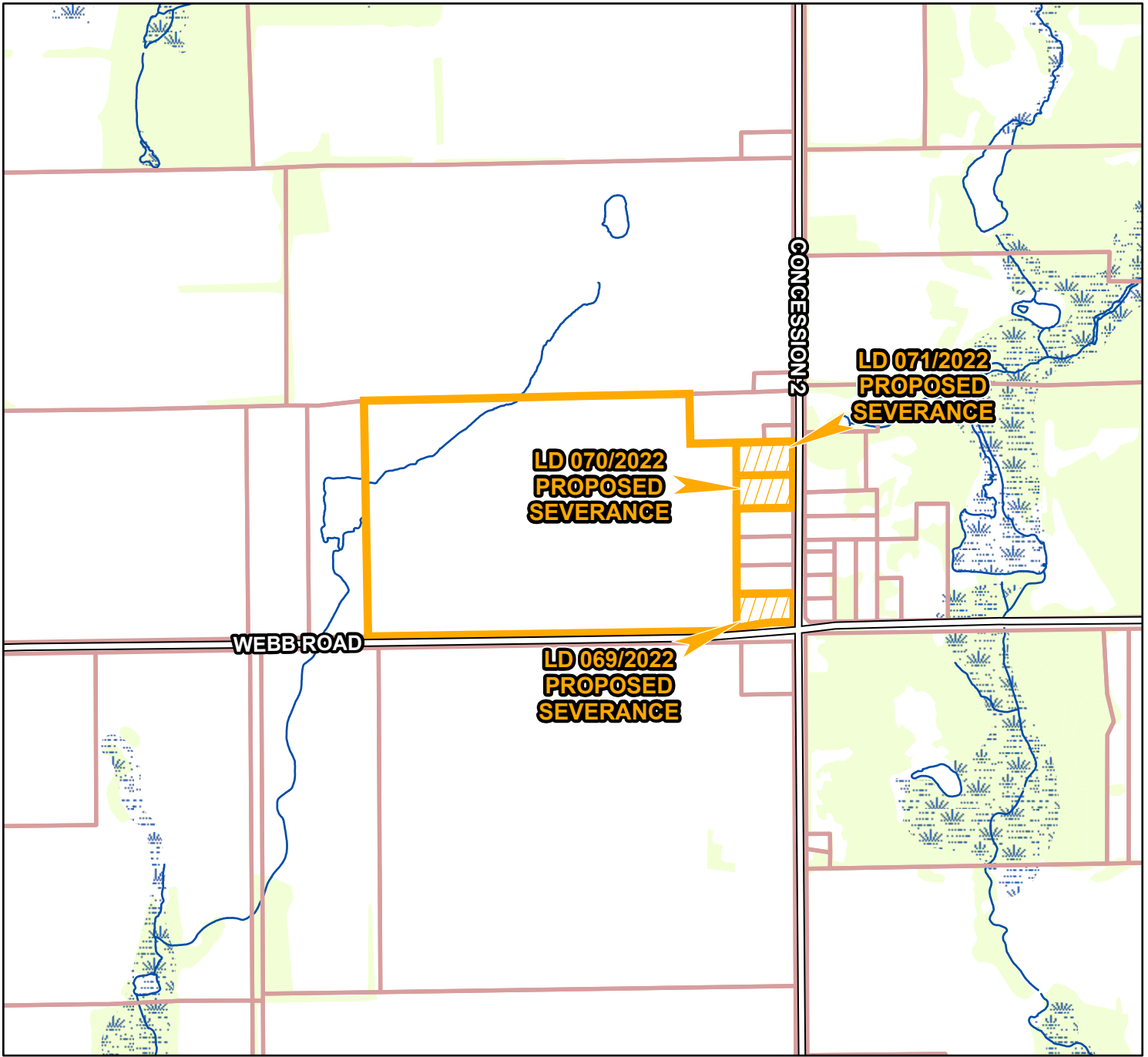
Address: 190 WEBB RD, Uxbridge, ON

Township of Uxbridge






Consent to sever a vacant 5,544.03 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

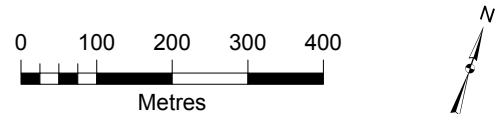


Land Division Application: LD 069/2022 to LD 071/2022
 Nature of Applications: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 190 Webb Road, Glasgow



Legend

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



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10 LD 071/2022

Owner: Lambert Yake

Vicky Yake

Agent: Owen Design Consultants Ltd.

Location: Lot 6, Con. 1

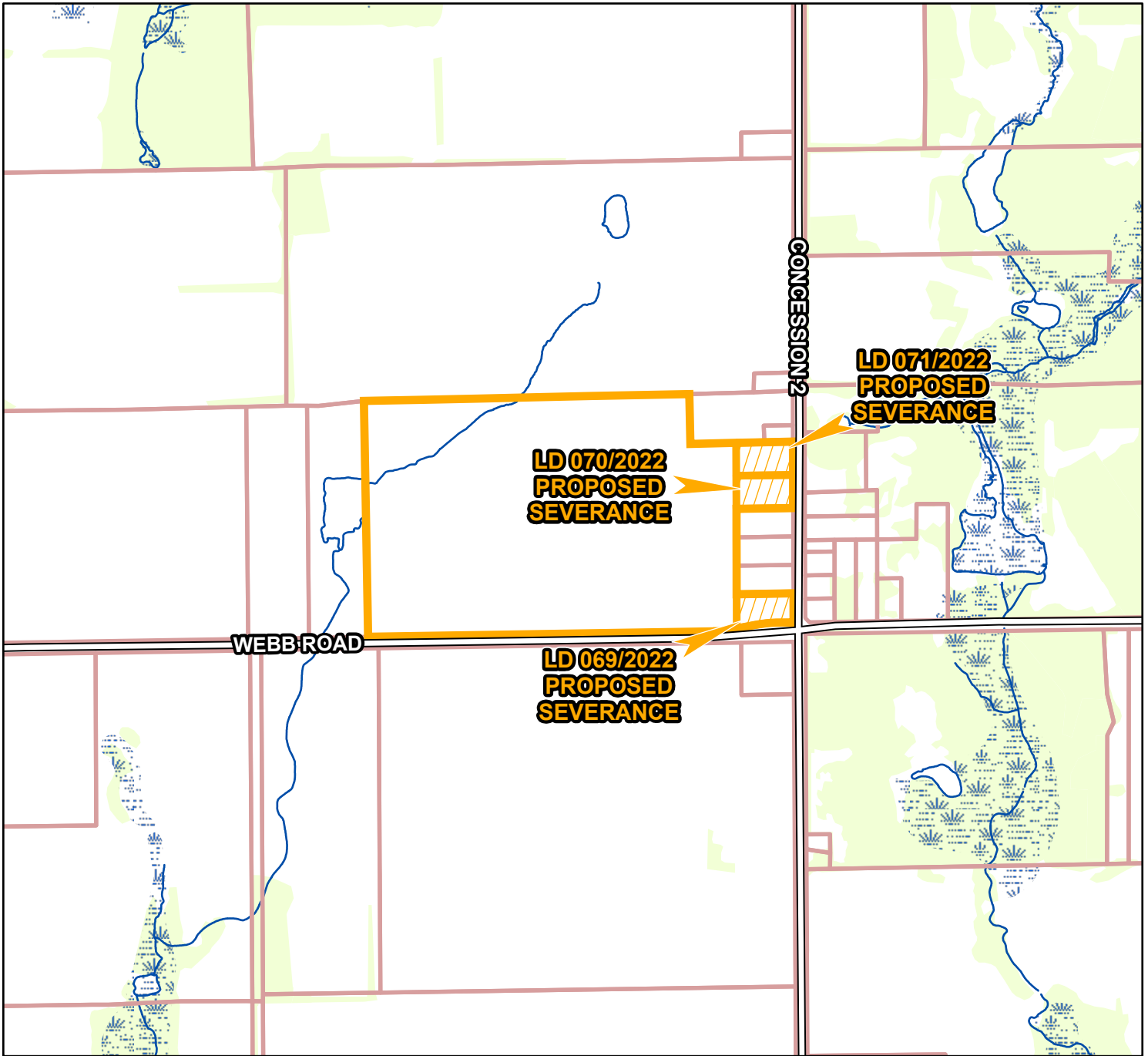
Address: 190 WEBB RD, Uxbridge, ON

Township of Uxbridge




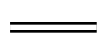
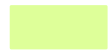


Consent to sever a vacant 5,105.94 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

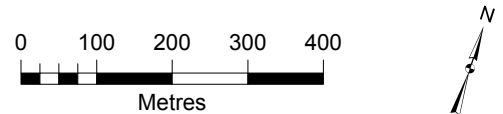


Land Division Application: LD 069/2022 to LD 071/2022
 Nature of Applications: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 190 Webb Road, Glasgow



Legend

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



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Owner: Marlene Parisi

Agent: Jamey & Patricia Morse

Location: Lot 28, Con. 6

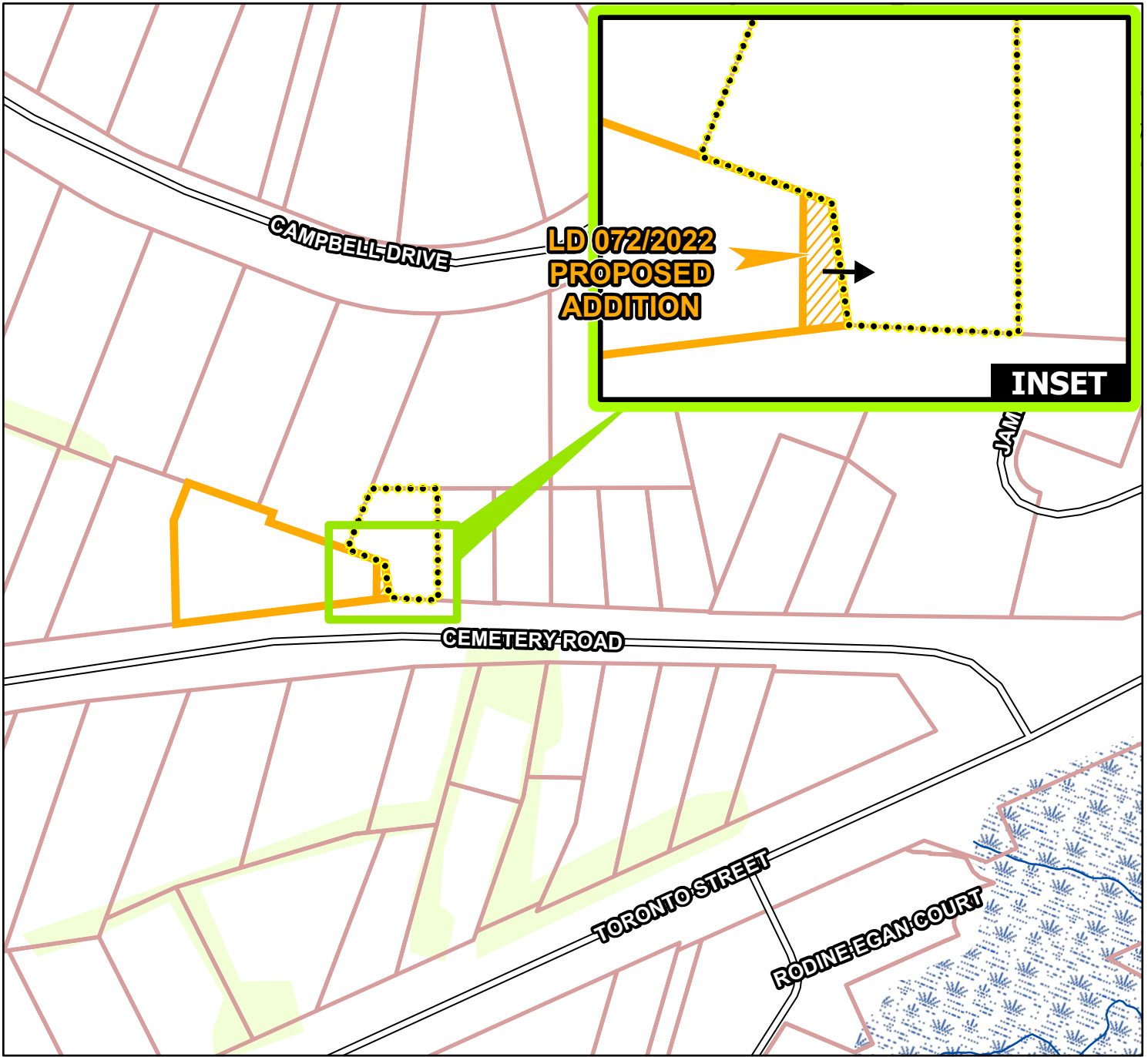
Address: 40 CEMETERY RD, Uxbridge, ON

Township of Uxbridge




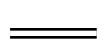
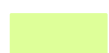
Consent to add a vacant 36.7 m² residential parcel of land to the east, retaining a 1,654.78 m² residential parcel of land with an existing dwelling to remain.

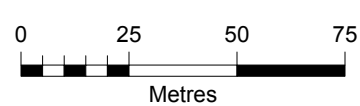


Land Division Application: LD 072/2022
 Nature of Application: Proposed Addition of Land
 Municipality: Township of Uxbridge
 Address: 40 Cemetery Road



Legend

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



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12 LD 073/2022

Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con. 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby




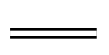
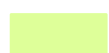
Consent to sever a 859 m2 vacant residential parcel of land, retaining a 790 m2 residential parcel of land with an existing dwelling to be demolished.

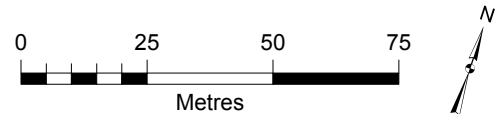


Land Division Applications: LD 073/2022 to LD 079/2022
 Nature of Applications: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 120 Colston Avenue



Legend

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



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Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lo 2, Con. 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever an 857.2 m² vacant residential parcel of land, retaining a 1,651 m² residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022
Nature of Applications: Proposed Severance of Land
Municipality: Town of Whitby
Address: 120 Colston Avenue



Legend



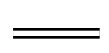
Subject Land



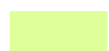
Retained Land



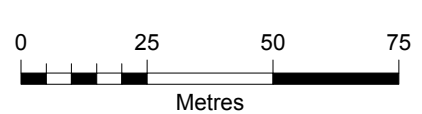
Parcel



Road



Vegetation



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14 LD 075/2022

Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever a 852.1 m2 vacant residential parcel of land, retaining a 2,508.8 m2 residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022
Nature of Applications: Proposed Severance of Land
Municipality: Town of Whitby
Address: 120 Colston Avenue



Legend



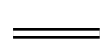
Subject Land



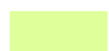
Retained Land



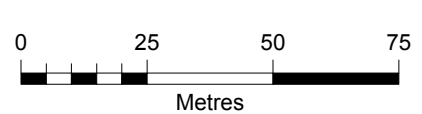
Parcel



Road



Vegetation



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Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever a 852.1 m² vacant residential parcel of land, retaining a 3360.9 m² residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Whitby

Address: 120 Colston Avenue



Legend



Subject Land



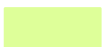
Retained Land



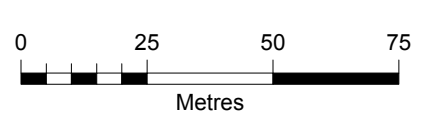
Parcel



Road



Vegetation



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Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever a 790 m2 vacant residential parcel of land, retaining a 4,213 m2 residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022
Nature of Applications: Proposed Severance of Land
Municipality: Town of Whitby
Address: 120 Colston Avenue



Legend



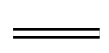
Subject Land



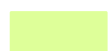
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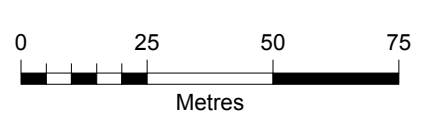
Parcel



Road



Vegetation



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17 LD 078/2022

Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever a 790.1 m² vacant residential parcel of land, retaining a 5,003 m² residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022

Nature of Applications: Proposed Severance of Land

Municipality: Town of Whitby

Address: 120 Colston Avenue



Legend



Subject Land



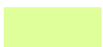
Retained Land



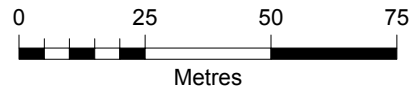
Parcel



Road



Vegetation



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18 LD 079/2022

Owner: Three Gems Development Inc.
Agent: Gatzios Planning C/O Peter Malegenovski
Location: Lot 23, Con 6
Address: 120 COLSTON AVE, Whitby, ON
Town of Whitby

Consent to sever a 790.1 m2 vacant residential parcel of land, retaining a 5,793 m2 residential parcel of land with an existing dwelling to be demolished.



Land Division Applications: LD 073/2022 to LD 079/2022
Nature of Applications: Proposed Severance of Land
Municipality: Town of Whitby
Address: 120 Colston Avenue



Legend



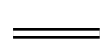
Subject Land



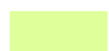
Retained Land



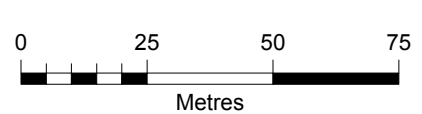
Parcel



Road



Vegetation



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Owner: Said Ali Hossaini

Agent: Joseph Neal

Location: Lot 2, Con. 1

Address: 297 GRANDVIEW ST S, Oshawa, ON

City of Oshawa




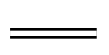
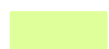
Consent to sever a 1, 063 residential parcel of land, retaining a 1, 062 m2 residential parcel of land with an existing dwelling to be demolished.

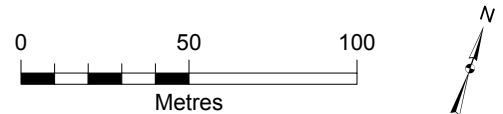


Land Division Application: LD 080/2022
Nature of Application: Proposed Severance of Land
Municipality: City of Oshawa
Address: 297 Grandview Street South



Legend

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



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Owner: Tanyiatem Prosper Lekelefac
Agent: QBS Architects Inc.
Location: Lot 13, Con. 2
Address: 364 ADELAIDE AVE W, Oshawa, ON
City of Oshawa

Consent to sever a 396.4 m² a residential parcel of land, retaining a 396.4 m² residential parcel of land with existing dwelling to be demolished.

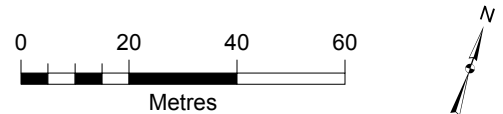


Land Division Application: LD 081/2022
 Nature of Application: Proposed Severance of Land
 Municipality: City of Oshawa
 Address: 364 Adelaide Avenue West



Legend

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



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Owner: Rosina Toscano

Stephanie Toscano

Agent: David Pearce C/O DP Realty Advisors

Location: Lot 22, Con 6

Address: 29 QUEEN ST, Whitby, ON

Town of Whitby

Consent to sever a vacant 600 m² residential parcel of land, retaining an 800 m² residential parcel of land with an existing dwelling to remain.

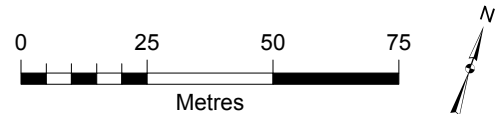


Land Division Application: LD 082/2022
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 29 Queen Street



Legend

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



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6. Date of Next Meeting: August 8, 2022

7. Adjournment