



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, July 12, 2021**

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 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.

1. Adoption of Minutes

Land Division Committee meeting held on June 7, 2021

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

1. File: LD 080/2019

Tabled: July 15, 2019

Owner: Paradine, Steven

Paradine, Kathryn

Agent: Mills, Cindy

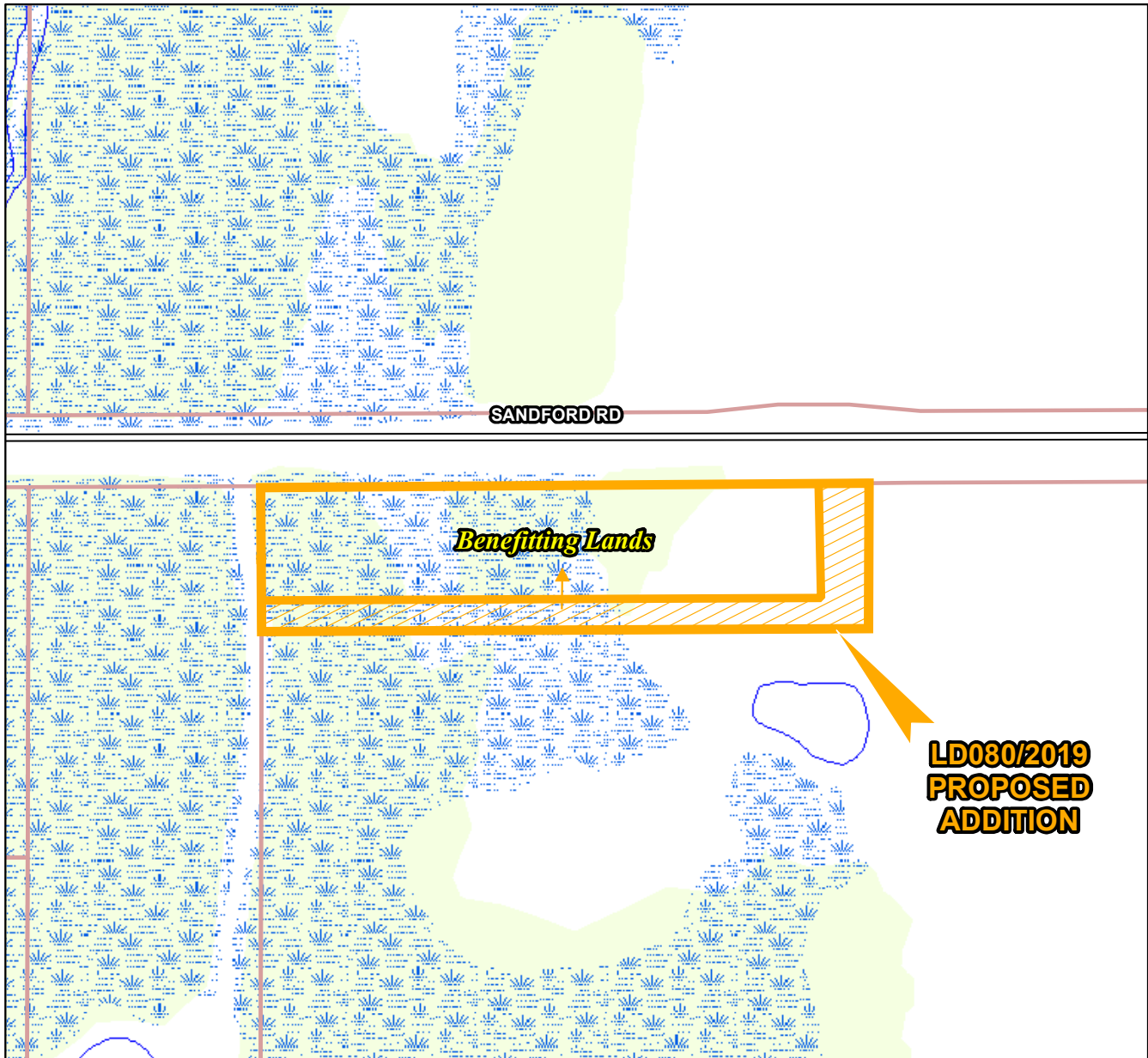
Location: Lot Pt Lt 5, Conc. 2

Twp. of Uxbridge







Consent to add a vacant 1 acre agriculture parcel of land to the north, retaining a 134.5 acres of agricultural parcel of land.

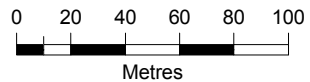
Note: Location Map on next page

Land Division Application No: LD080/2019
 Nature of Application: Proposed Addition
 Municipality: Township of Uxbridge
 Address: 8800 Concession Road 3



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2015 MPAC and its suppliers. All rights reserved.
 Not a plan of survey.

2. File: LD 069/2021

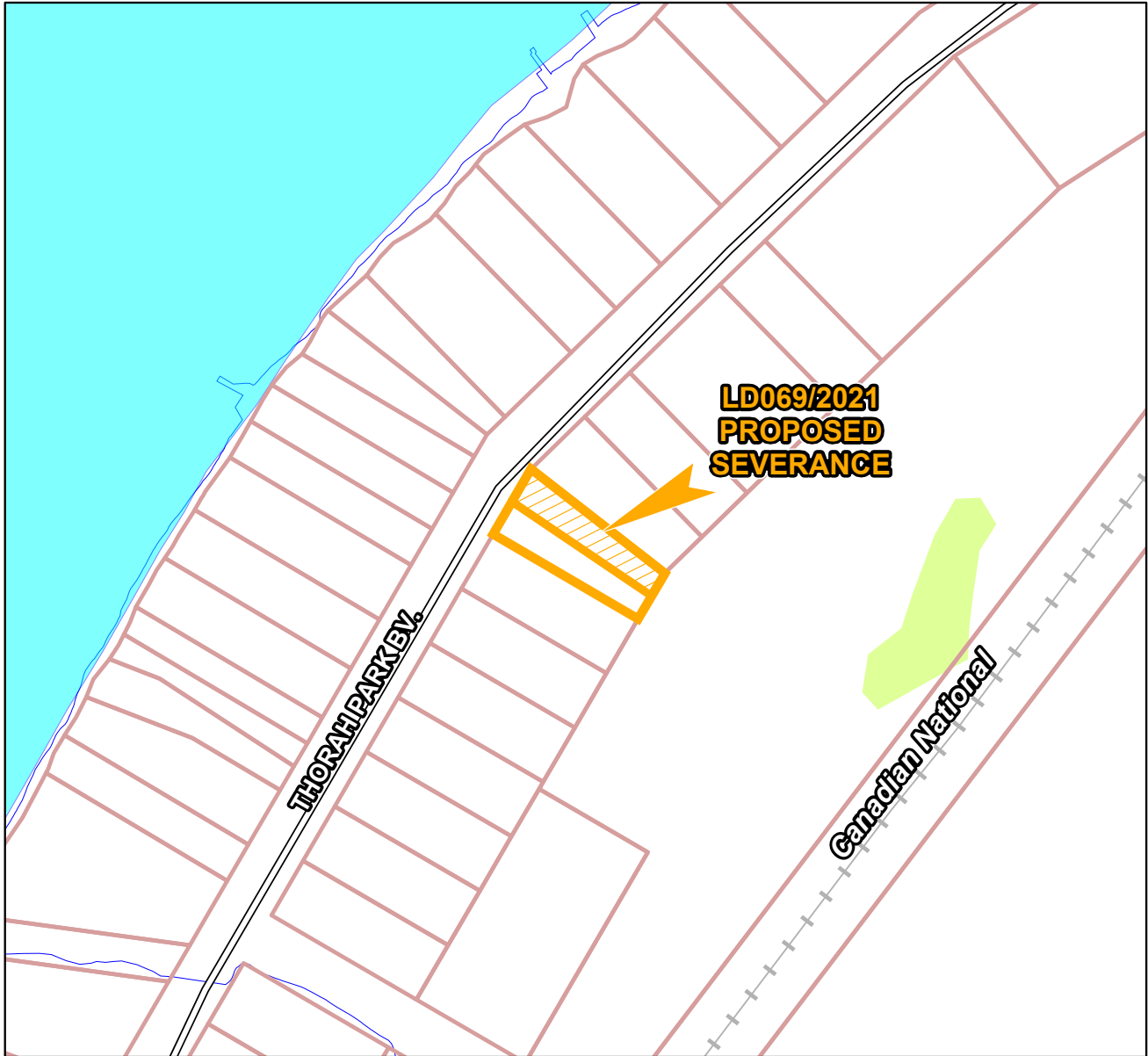
Owner: Despoja, Anthony
Venditti, Antonella
Location: Lot 22, Conc. 1
Twp. of Brock

Consent to sever a vacant 708.7 m² residential parcel of land, retaining a 709.2 m² residential parcel of land.









Note: Location Map on next page

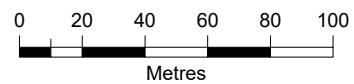


Land Division Application No: LD069/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: Thorah Park Blvd.



Legend

- | | |
|---|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Lake/Pond/River |  Creek |
|  Vegetation |  Railway |



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

3. File: LD 070/2021

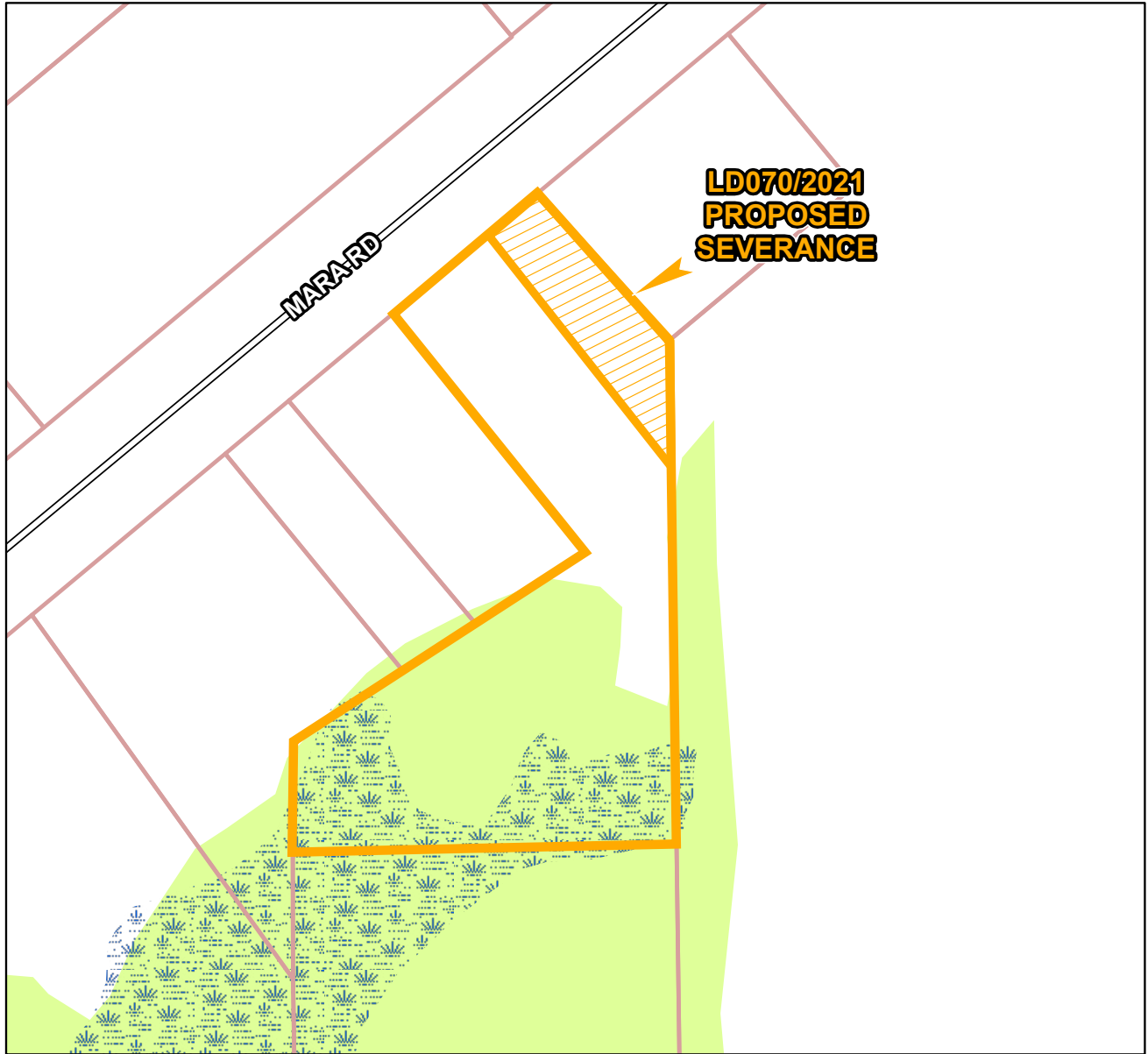
Owner: Hanson, David
Agent: Woodcock & Tomlinson
Location: Lot 13, Conc. 6
Twp. of Brock

Consent to sever a vacant 935.4 m² residential parcel of land, retaining a 6,280 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

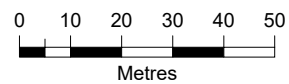


Land Division Application No: LD070/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Brock
Address: 583 Mara Road, Beaverton



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

4. File: LD 071/2021

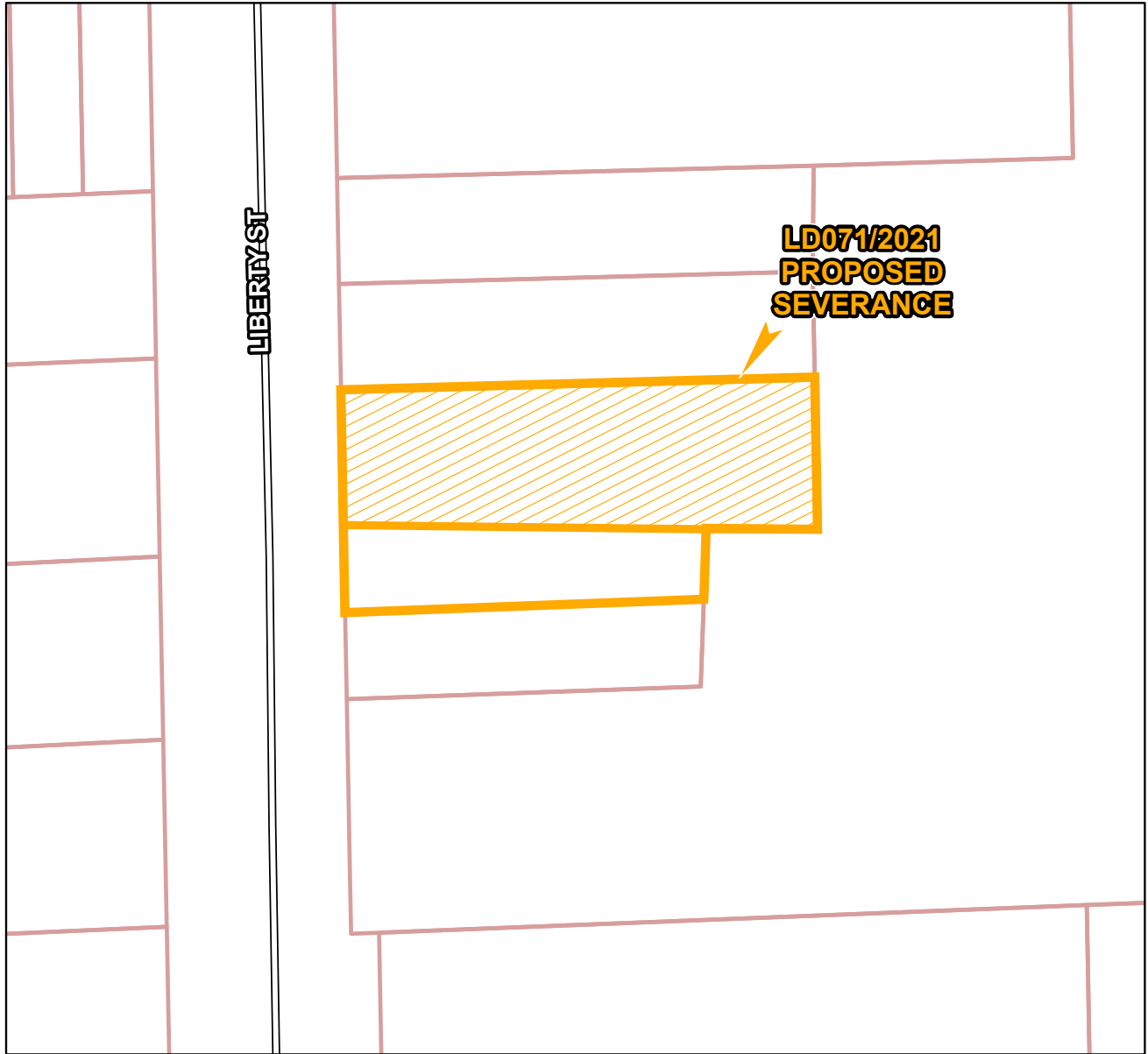
Owner: 2658333 Ontario Inc.
Agent: Mirtsou, Erik
Location: Lot 10, Conc. 1
Mun. of Clarington

Consent to sever a vacant 813.41 m² residential parcel of land, retaining a 338.55 m² residential parcel of land with an existing dwelling.

Note: Location Map on next page

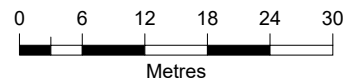


Land Division Application No: LD071/2021
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 53 Liberty Street North



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

5. File: LD 072/2021

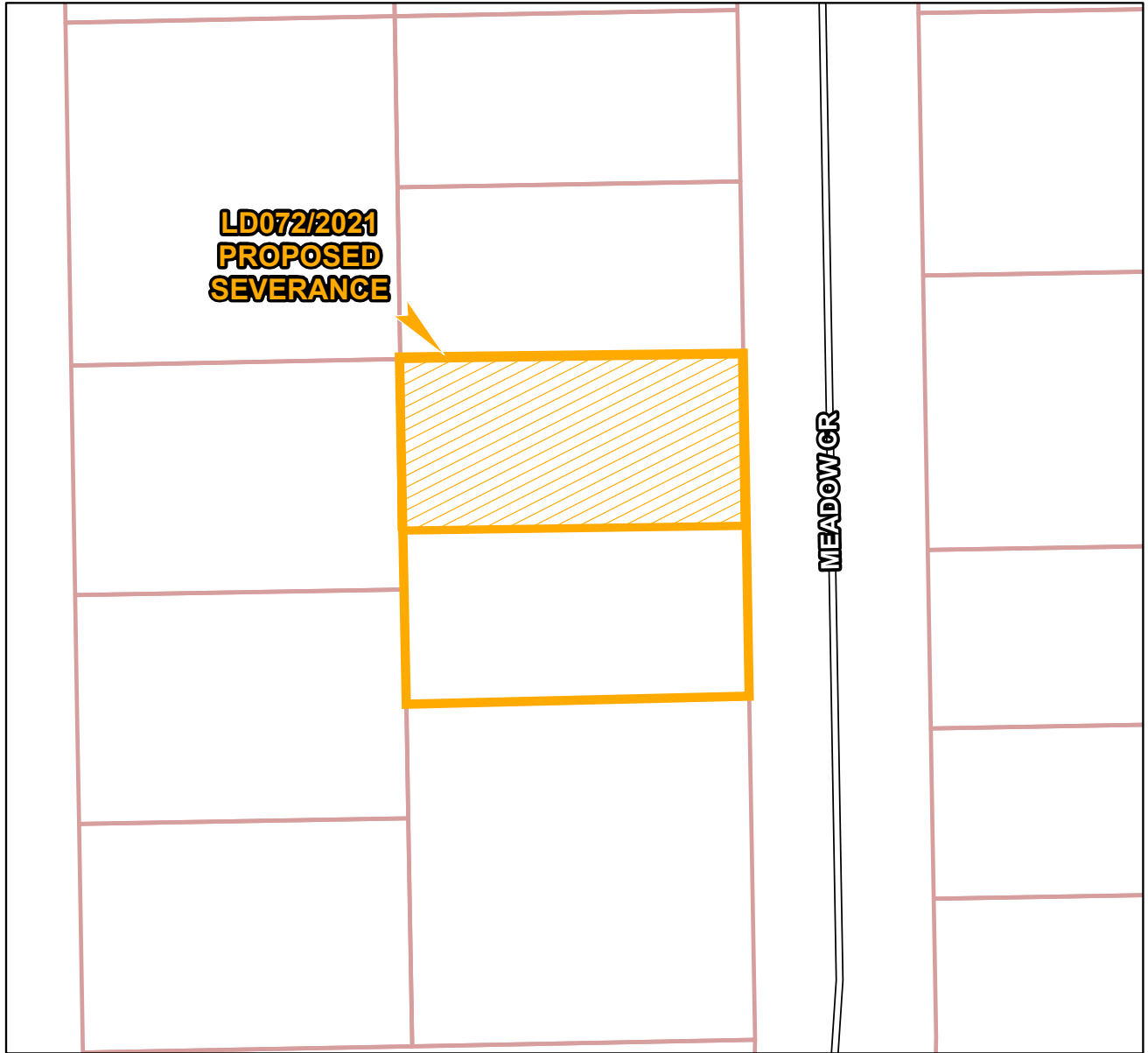
Owner: Shannon, Tammy
Agent: DeNoble, Steve
Location: Lot 18, Conc. 2
Town of Whitby

Consent to sever a 726 m2 residential parcel of land, retaining a 726 m2 of residential parcel of land with an existing dwelling to be demolished.


Note: Location Map on next page

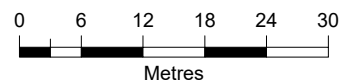


Land Division Application No: LD072/2021
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 56 Meadow Crescent



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

6. File: LD 073/2021

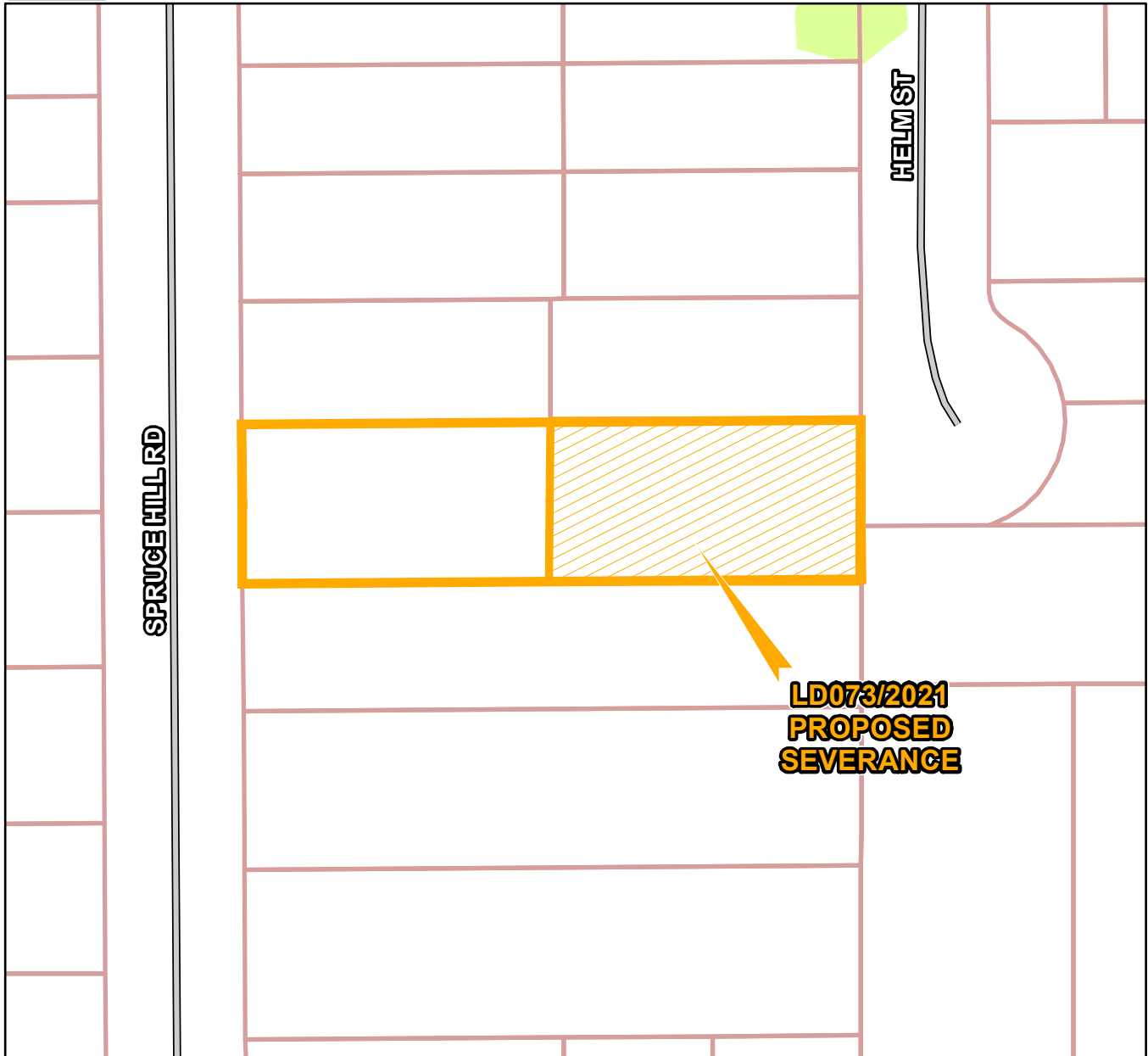
Owner: Weber, Winifred & Anton
Agent: Avtech Designs
Location: Lot 27, Conc. 1
City of Pickering

Consent to sever a vacant 1,052.87 m² residential parcel of land, retaining a 995.46 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD073/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 1867 Spruce Hill Road



Legend



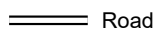
Subject Land



Retained Land



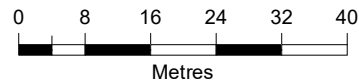
Parcel



Road



Vegetation



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

7. File: LD 074/2021

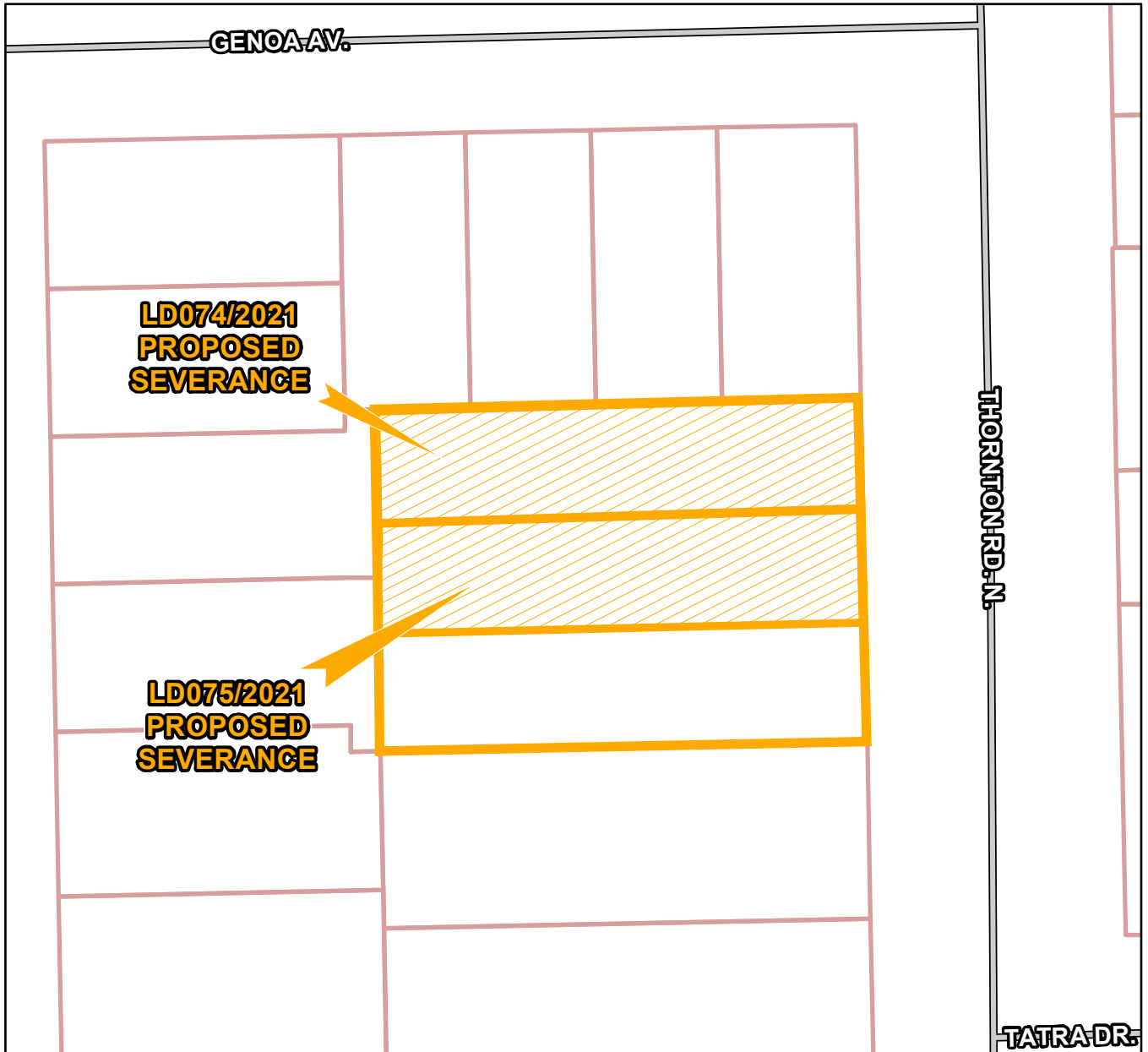
Owner: Lekelefac, Ankhakem Petra
Filbert, Chibonson Njokwo Jean
Agent: QBS Architects Inc.
Location: Lot 17, Conc. 2
City of Oshawa

Consent to sever a vacant 591.91 m² residential parcel of land, retaining a 1,183.82 m² residential parcel of land with an existing dwelling to be demolished for future development.

Note: Location Map on next page



Land Division Application No's: LD074/2021 and LD075/2021
Nature of Application: Proposed Severances of Land
Municipality: City of Oshawa
Address: 330 Thornton Road North



Legend



Subject Land



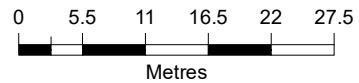
Retained Land



Parcel



Road



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

8. File: LD 075/2021

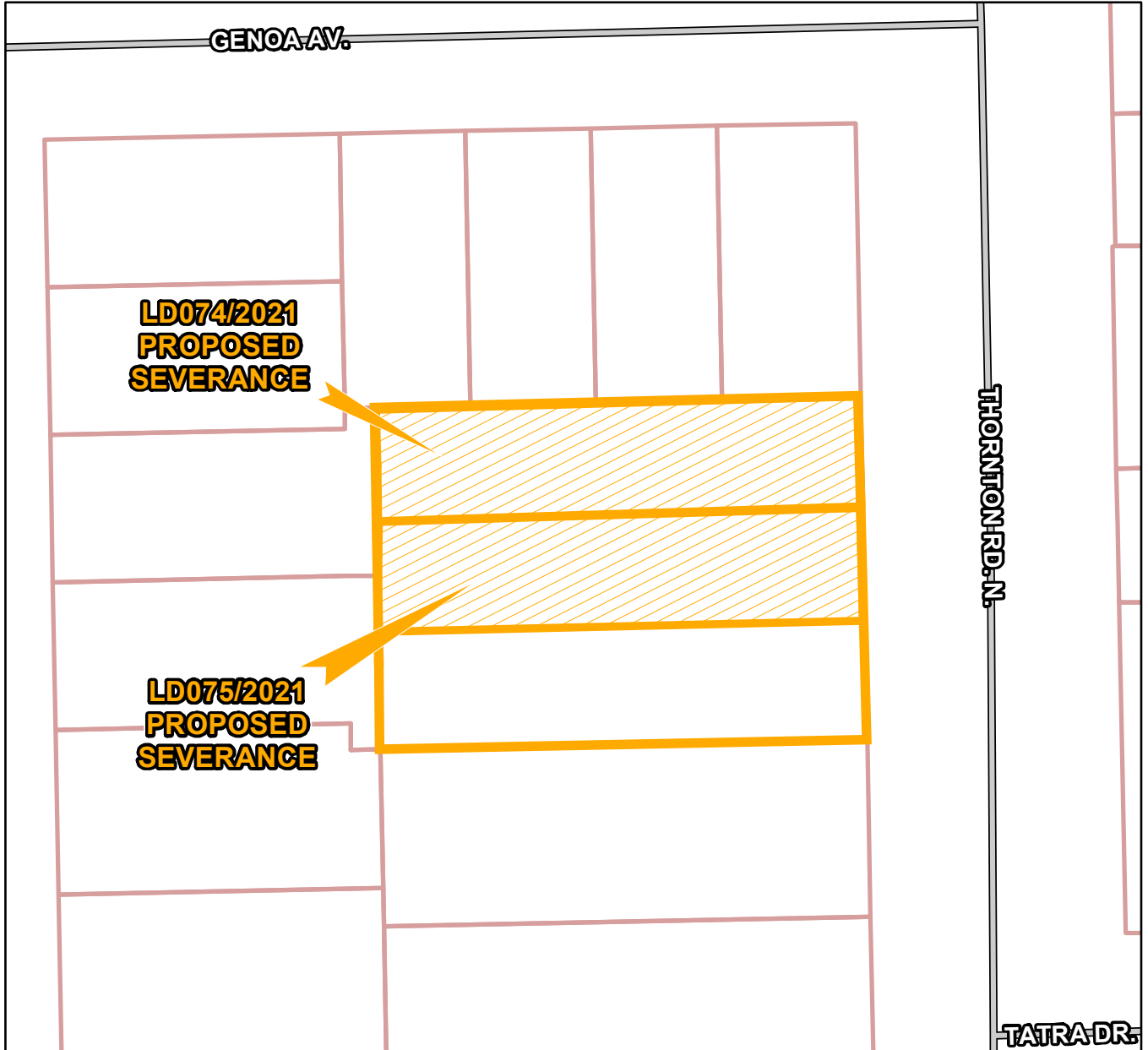
Owner: Lekelefac, Ankhakem Petra
Filbert, Chibonson Njokwo Jean
Agent: QBS Architects Inc.
Location: Lot 17, Conc. 2
City of Oshawa

Consent to sever a vacant 591.91 m² residential parcel of land, retaining a 591.91 m² residential parcel of land an existing dwelling to be demolished for future development.

Note: Location Map on next page

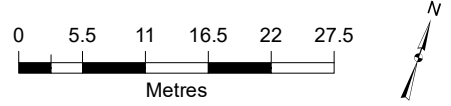


Land Division Application No's: LD074/2021 and LD075/2021
 Nature of Application: Proposed Severances of Land
 Municipality: City of Oshawa
 Address: 330 Thornton Road North



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
 Not a plan of survey.

9. File: LD 076/2021

Owner: Habitat for Humanity Inc.

Agent: GHD

Location: Lot 7, Conc. 1

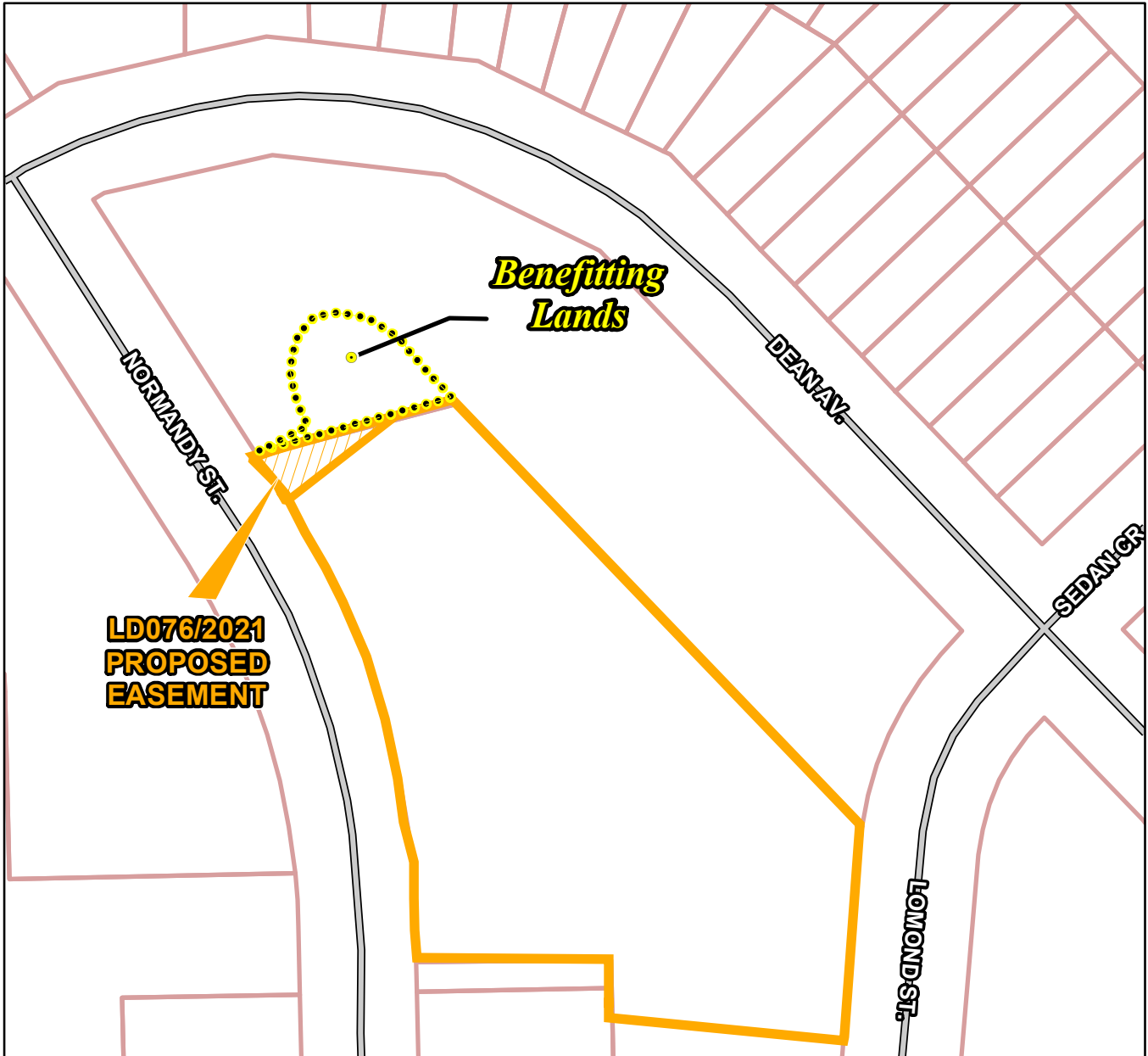
City of Oshawa

Consent to grant a 95.36 m² access easement in favour of the land to the north, retaining a 5,950.68 m² residential parcel of land.

Note: Location Map on next page

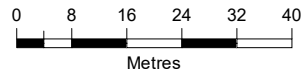


Land Division Application No: LD076/2021
Nature of Application: Proposed Easement of Land
Municipality: City of Oshawa
Address: 485 and 501 Normandy Street



Legend

- Subject Land
- Retained Land
- Parcel
- Road
- Benefiting Lands



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

10. File: LD 077/2021

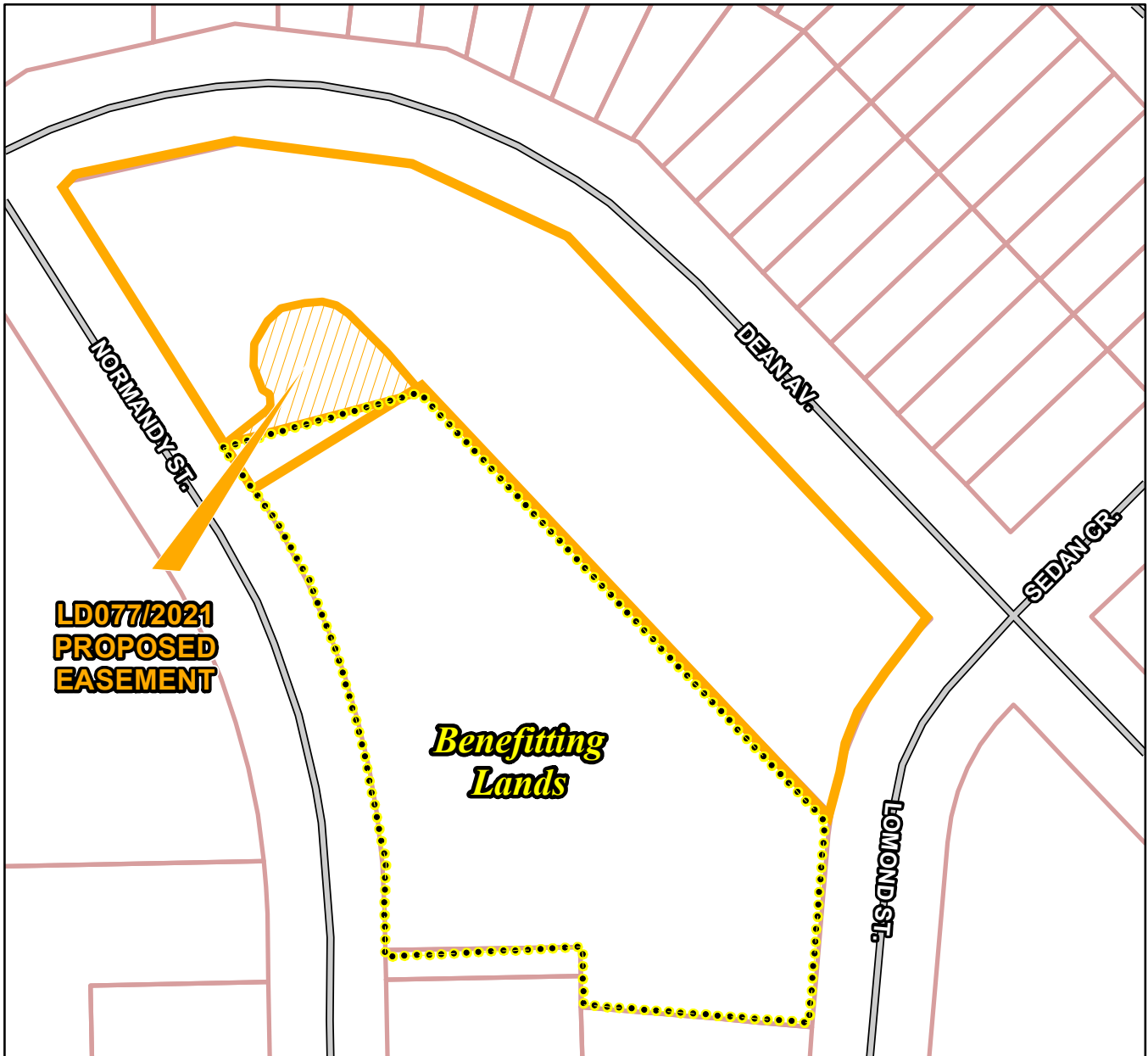
Owner: Durham Regional Local Housing Corporation
Agent: GHD
Location: Lot 7, Conc. 1
City of Oshawa

Consent to grant a 400.74 m² access easement in favour of the lands to the south, retaining a 5,637.27 m² residential parcel of land.

Note: Location Map on next page



Land Division Application No: LD077/2021
Nature of Application: Proposed Easement of Land
Municipality: City of Oshawa
Address: 439 Dean Avenue



**LD077/2021
PROPOSED
EASEMENT**

***Benefitting
Lands***

Legend



Subject Land



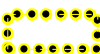
Retained Land



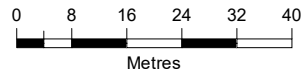
Parcel



Road



Benefitting Lands



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
Not a plan of survey.

11. File: LD 078/2021

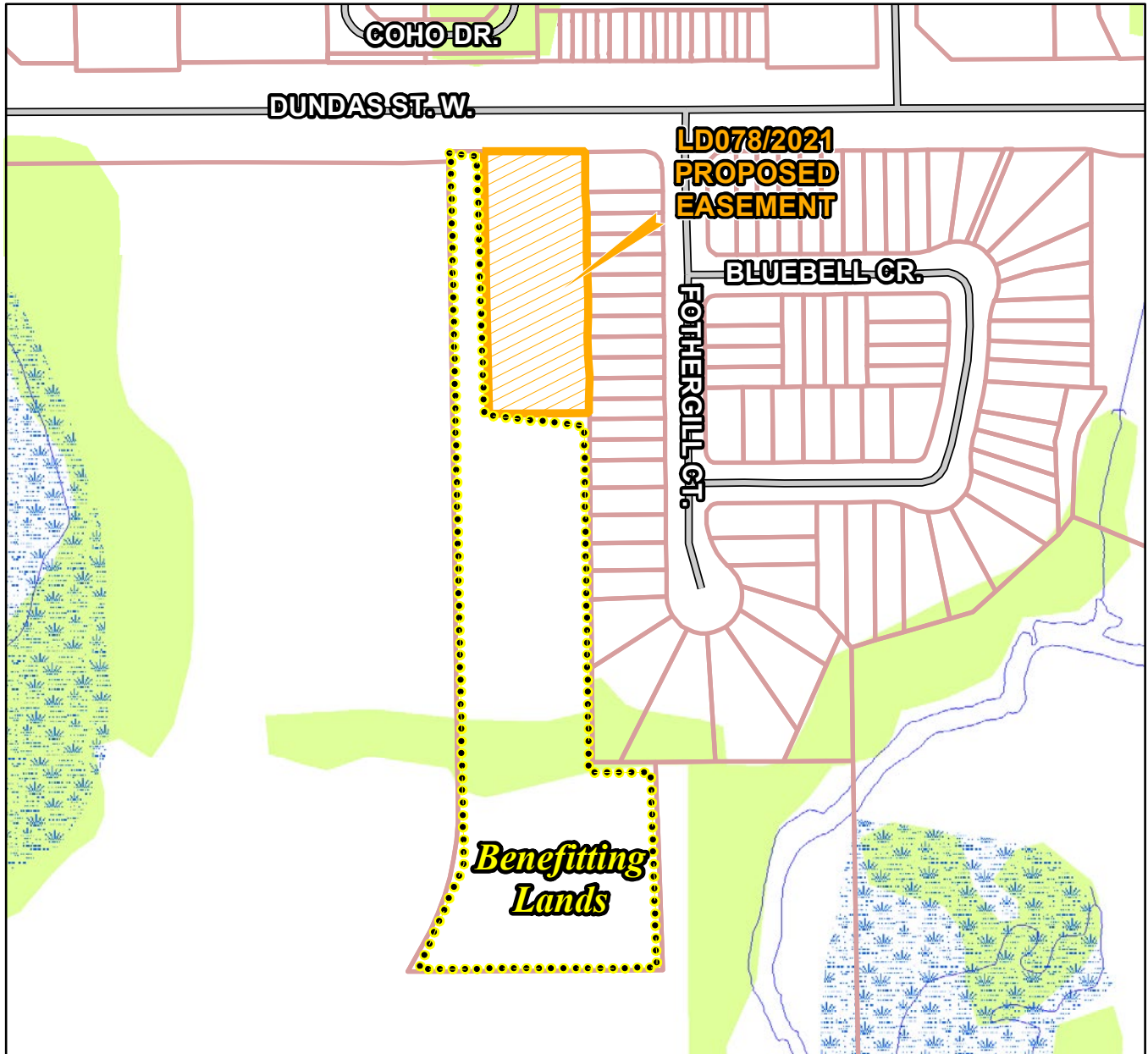
Owner: Mayer, Joseph
Agent: GHD
Location: Lot 32, Conc. 1
Town of Whitby

Consent to grant a 1.3 ha blanket access easement in favour of the property to the south west.









Note: Location Map on next page

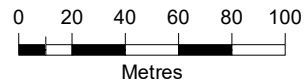


Land Division Application No: LD078/2021
 Nature of Application: Proposed Blanket Easement
 Municipality: Town of Whitby
 Address: 1025 Dundas Street West



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved. Not a plan of survey.

12. File: LD 079/2021

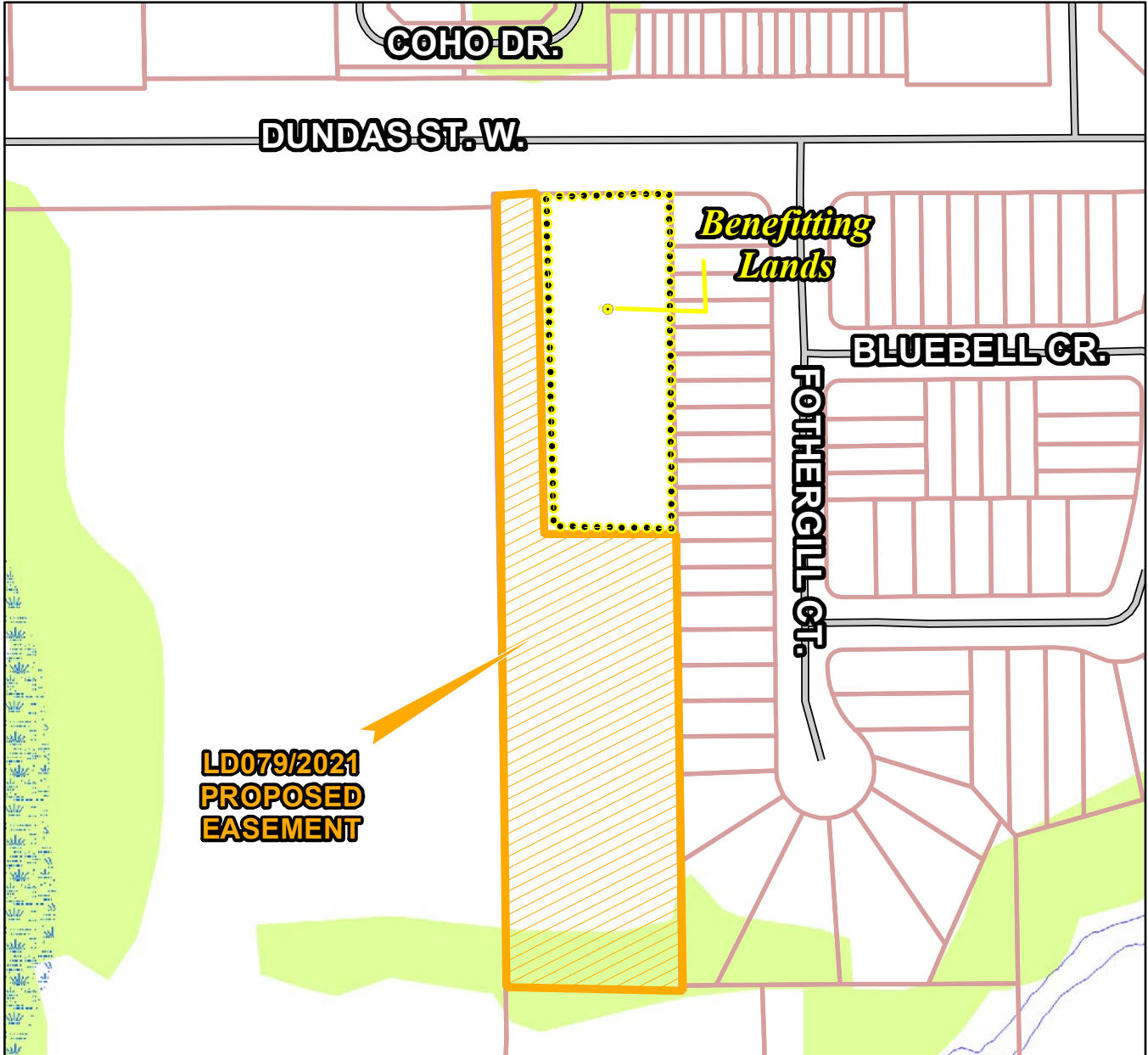
Owner: MKS Holdings Limited
Agent: GHD
Location: Lot 32, Conc. 1
Town of Whitby

Consent to grant a 26,088 m² blanket access easement in favour of the property to the north-east.









Note: Location Map on next page

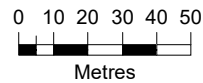


Land Division Application No: LD079/2021
 Nature of Application: Proposed Blanket Easement
 Municipality: Town of Whitby
 Address: 1025 Dundas Street West



Legend

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



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved.
 Not a plan of survey.

13. File: LD 080/2021

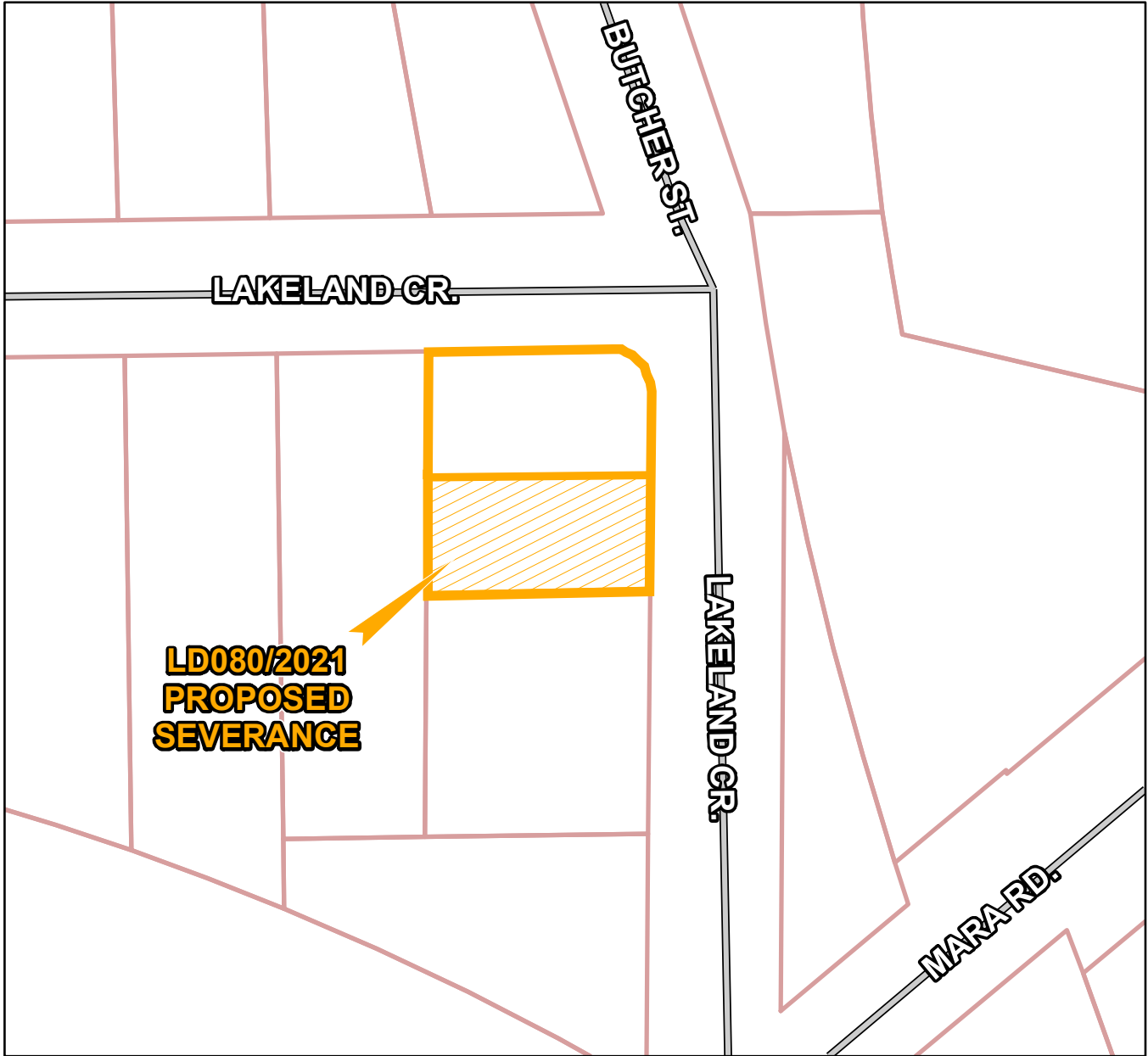
Owner: Seagal, Eran
Location: Lot 18
Twp. of Brock

Consent to sever a vacant 615.57 m² residential parcel of land, retaining a 608.28 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page



Land Division Application No: LD080/2021
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Brock
 Address: 355 Lakeland Crescent - Beaverton



Legend



Subject Land



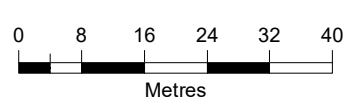
Retained Land



Parcel



Road



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources:

MINISTRY OF NATURAL RESOURCES: Produced by Durham Region under Licence with the Ontario Ministry of Natural Resources, copyright Queen's Printer for Ontario, 2016

PARCEL DATA © 2020 MPAC and its suppliers. All rights reserved. Not a plan of survey.

6. Date of Next Meeting: August 09, 2021

7. Adjournment

Notice regarding collection, use and disclosure of personal information: Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.