



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, July 15, 2019**

1:00 P.M

**Council Chambers
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 June 10, 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 088/2017

Tabled: July 17, 2017

Owner: McWalters, Travis

Agent: Osmi Homes

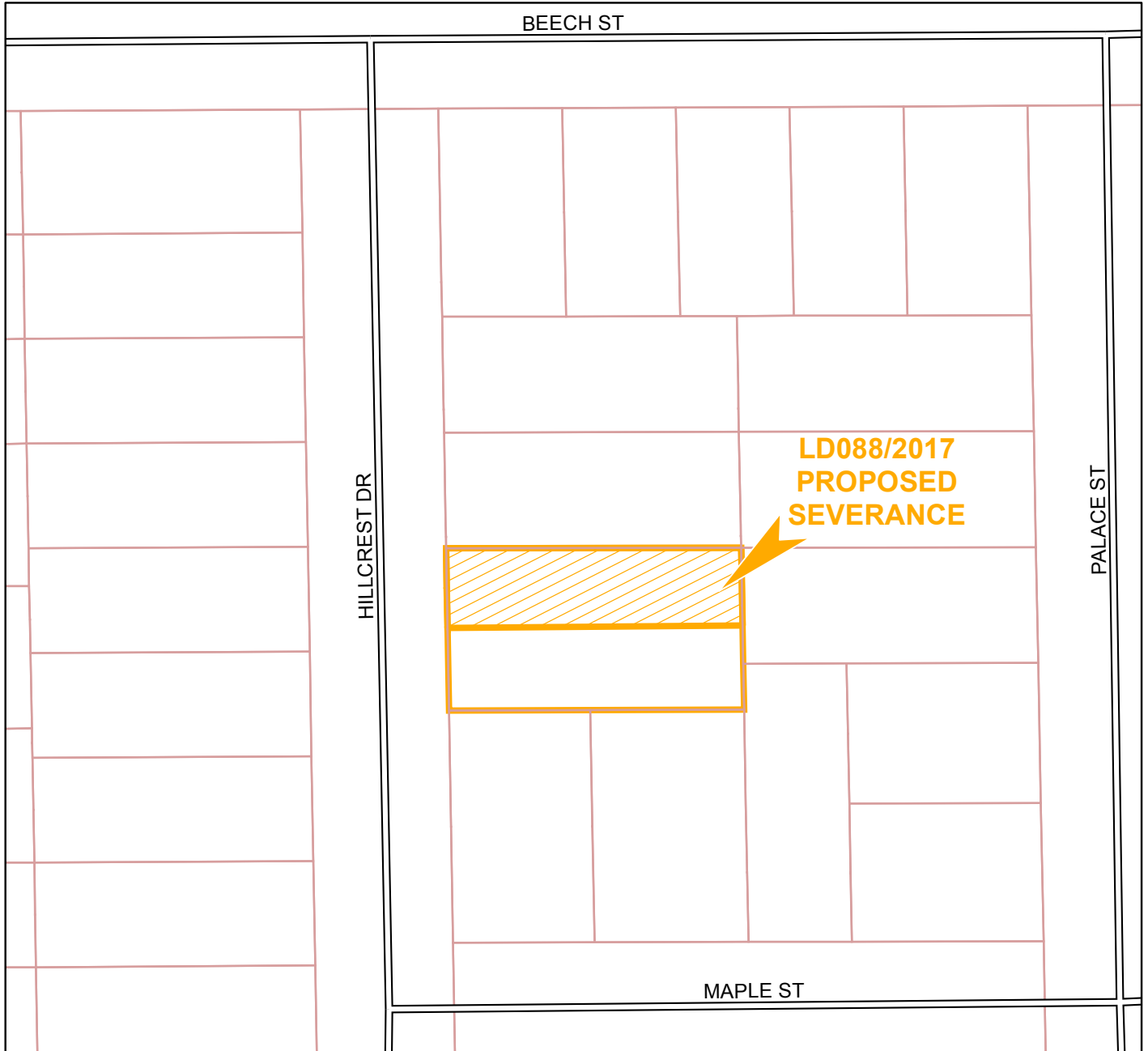
Location: Lot 28, Conc. 2

Town of Whitby

Consent to sever a 512.9 square metre residential lot with an existing dwelling to be demolished, retaining a 512.9 square metre residential lot with an existing dwelling to be demolished.

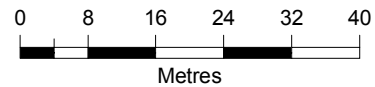
Note: Location Map on next page

Land Division Application No: LD088/2017
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby
 Address: 160 Hillcrest Drive



Legend

- Subject Land
- Retained Land
- Parcel
- Road
- River
- Wetland



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2. File: LD 099/2017 (withdrawn by applicant)

Tabled: July 17, 2017

Owner: Durkin, Jennifer

Bishop, Robert

Location: Lot 31, Conc. 7

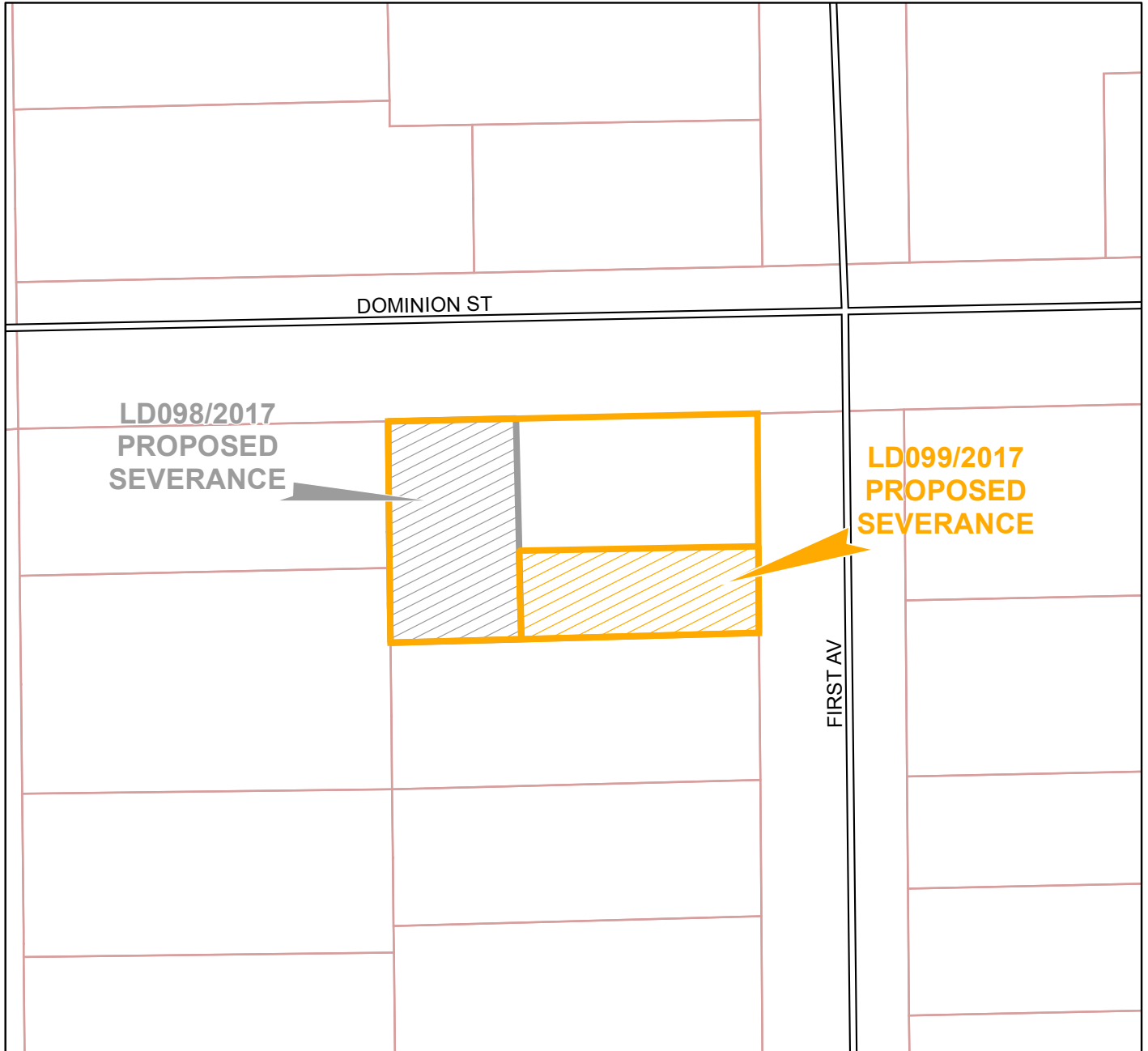
Twp. of Uxbridge

(former Uxbridge)

Consent to sever a 416 square metre residential parcel of land with an existing sunroom to be demolished, retaining a 568 square metre residential parcel of land with an existing dwelling.

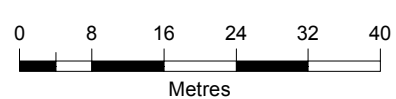
Note: Location Map on next page

Land Division Application No: LD099/2017
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Uxbridge
 Address: 50 First Avenue



Legend

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



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3. File: LD 093/2018

Tabled: July 16, 2018

Owner: Marsden, Michael

Marsden, James Raymond

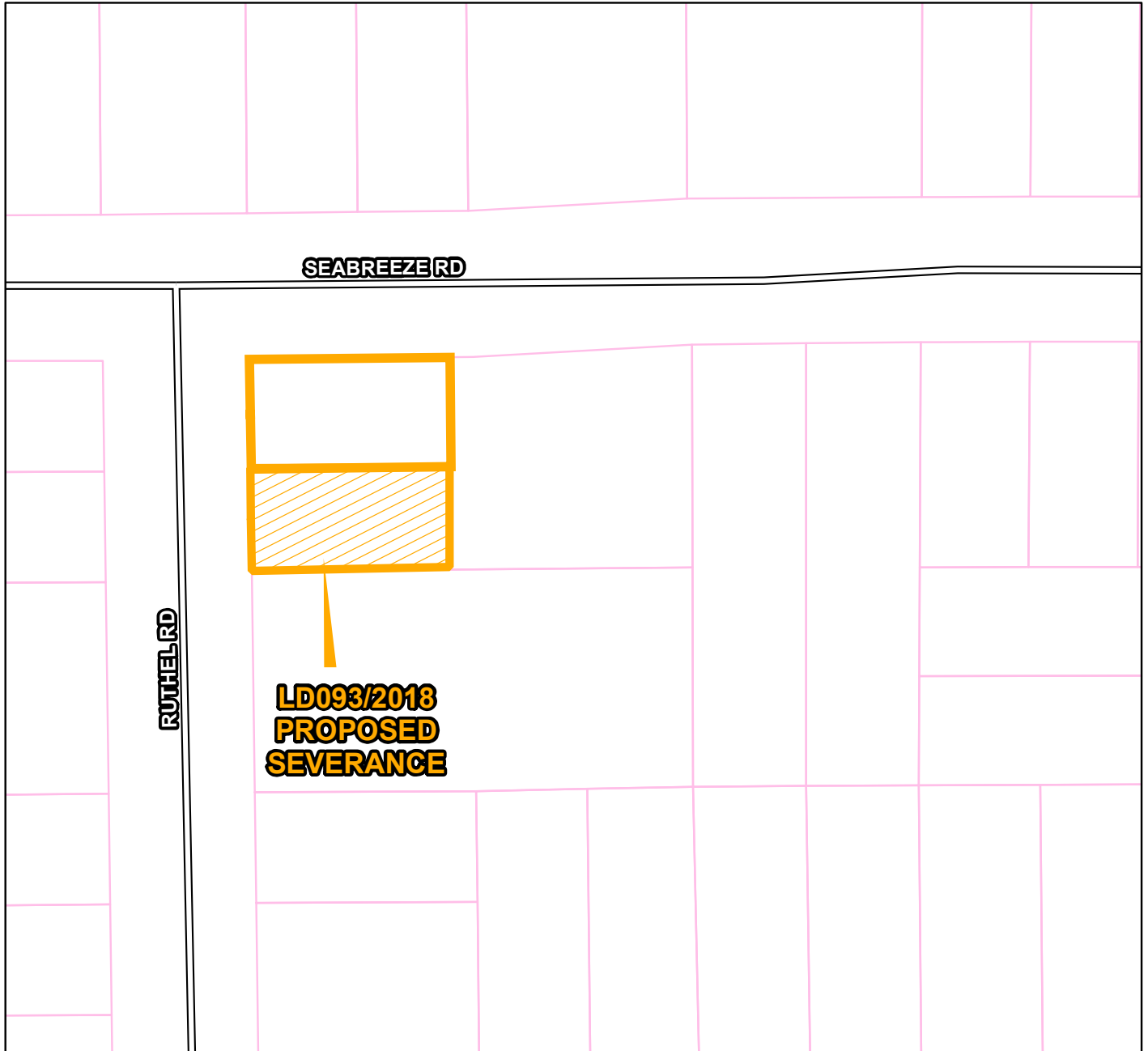
Location: Lot Part Lot 6, Conc. BFC 3

Town of Ajax

Consent to sever a vacant 454.9 m² residential parcel of land, retaining a 465 m² residential parcel of land with an existing dwelling.

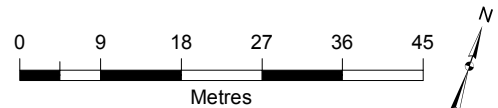
Note: Location Map on next page

Land Division Application No: LD093/2018
Nature of Application: Proposed Severance
Municipality: Ajax
Address: Part Lot 6, Range 3



Legend

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



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4. File: LD 004/2019

Tabled: January 14, 2019

Owner: Batty, Cindy Louise

Batty, Frederick

Agent: Miller Planning Services

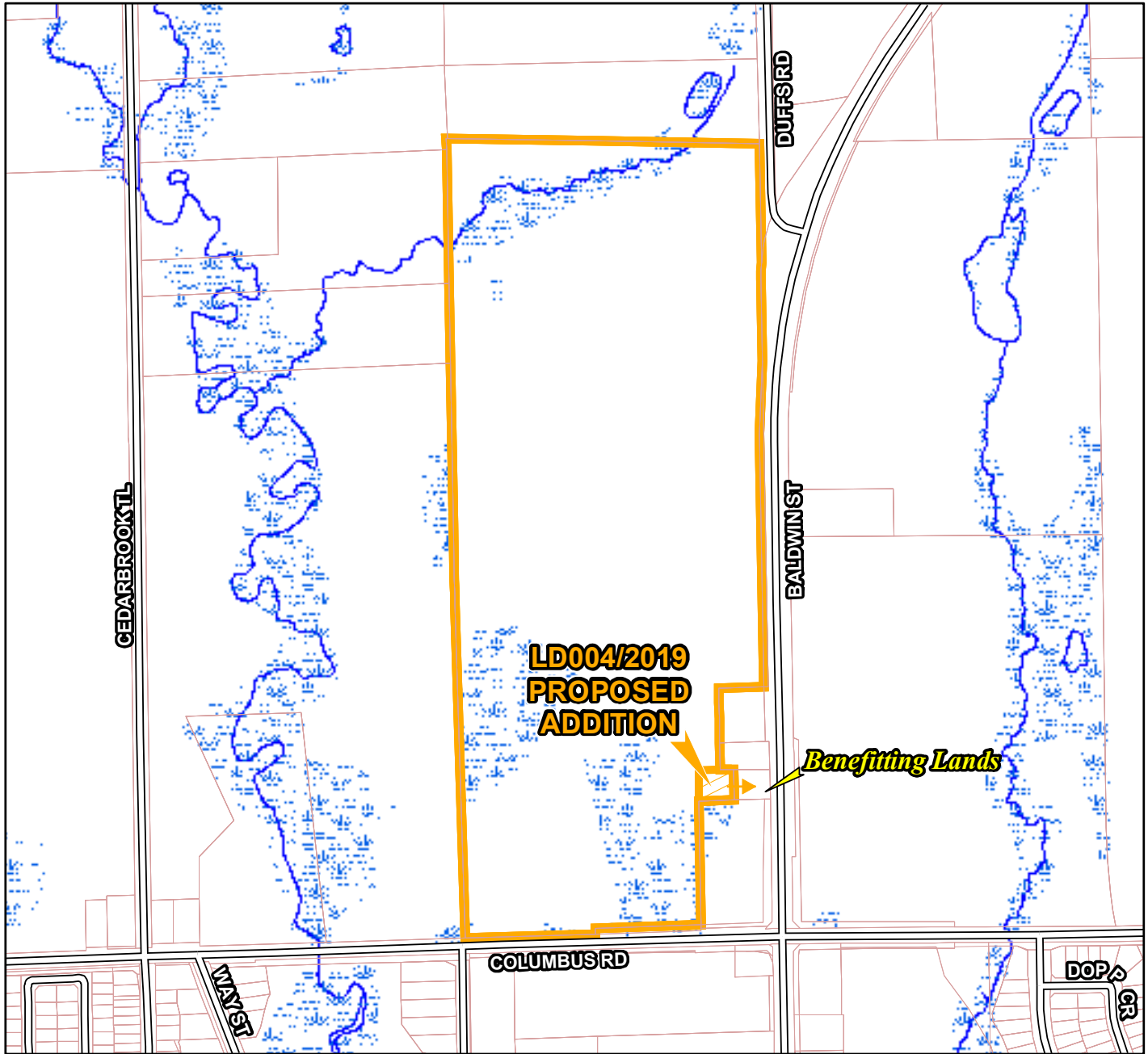
Location: Lot Pt Lot 23, Conc. 7

Town of Whitby

Consent to add a vacant 0.181 ha residential parcel of land to east, retaining a 37.706 ha residential parcel of land with an existing dwelling and barns.

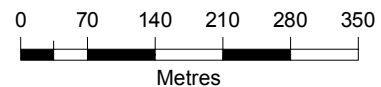
Note: Location Map on next page

Land Division Application No: LD004/2019
 Nature of Application: Proposed Addition
 Municipality: Town of Whitby
 Address: 7260 Baldwin Street North



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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5. File: LD 005/2019

Tabled: January 14, 2019

Owner: Batty, Cindy Louise

Batty, Frederick

Agent: Miller Planning Services

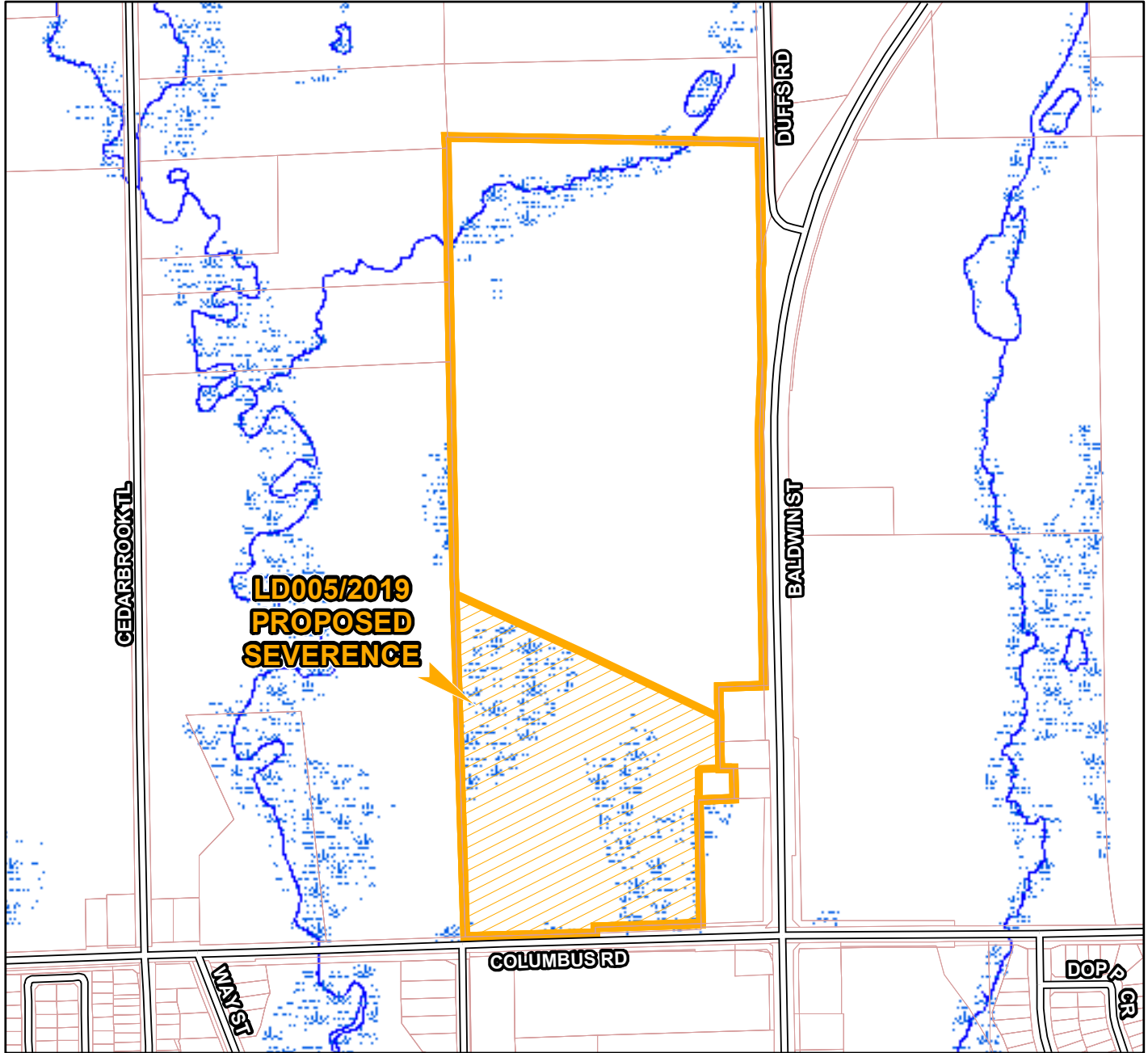
Location: Lot Pt Lot 23, Conc. 7

Town of Whitby

Consent to sever a vacant 11.1 ha residential parcel of land, retaining a 26.5 ha residential parcel of land with an existing dwelling and barns to remain.

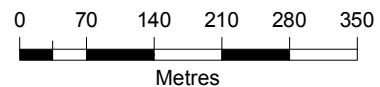
Note: Location Map on next page

Land Division Application No: LD005/2019
 Nature of Application: Proposed Severence
 Municipality: Town of Whitby
 Address: 7260 Baldwin Street North



Legend

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



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6. File: LD 042/2019

Tabled: May 13, 2019

Owner: Liang, Rongna

Agent: D.G. Biddle & Associates Limited

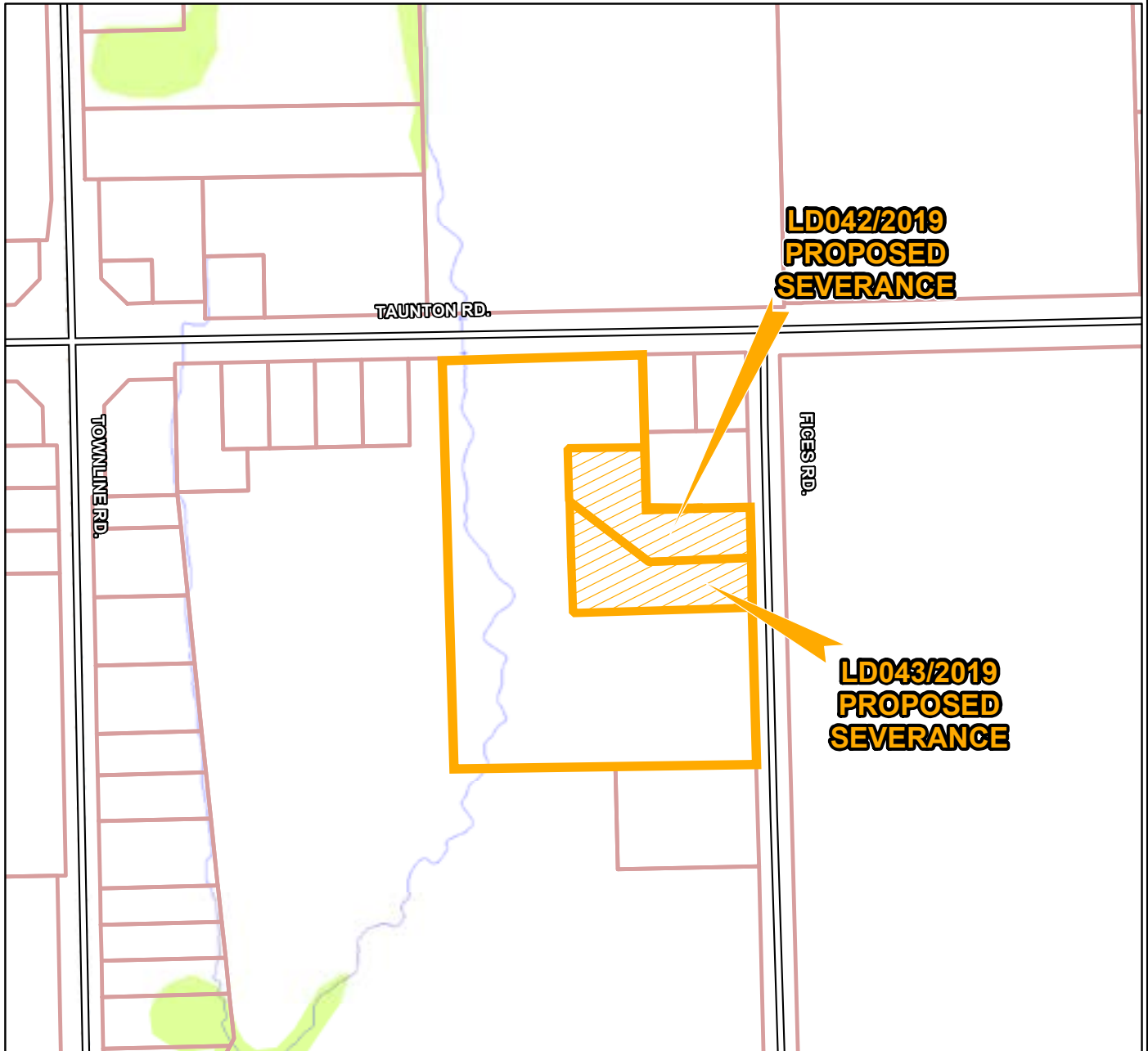
Location: Lot Pt Lt 35, Conc. 4

Mun. of Clarington





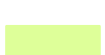

Consent to sever a vacant 4,026.5 m² rural residential parcel of land, retaining a 33,656.5 m² agricultural parcel of land with an existing dwelling and barn.

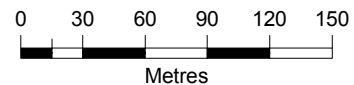
Note: Location Map on next page

Land Division Application No: LD042/2019 to LD043/2019
 Nature of Application: Proposed Severance of Land
 Municipality: Clarington
 Address: 1437 Taunton Road East



Legend

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



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7. File: LD 043/2019

Tabled: May 13, 2019

Owner: Liang, Rongna

Agent: D.G. Biddle & Associates Limited

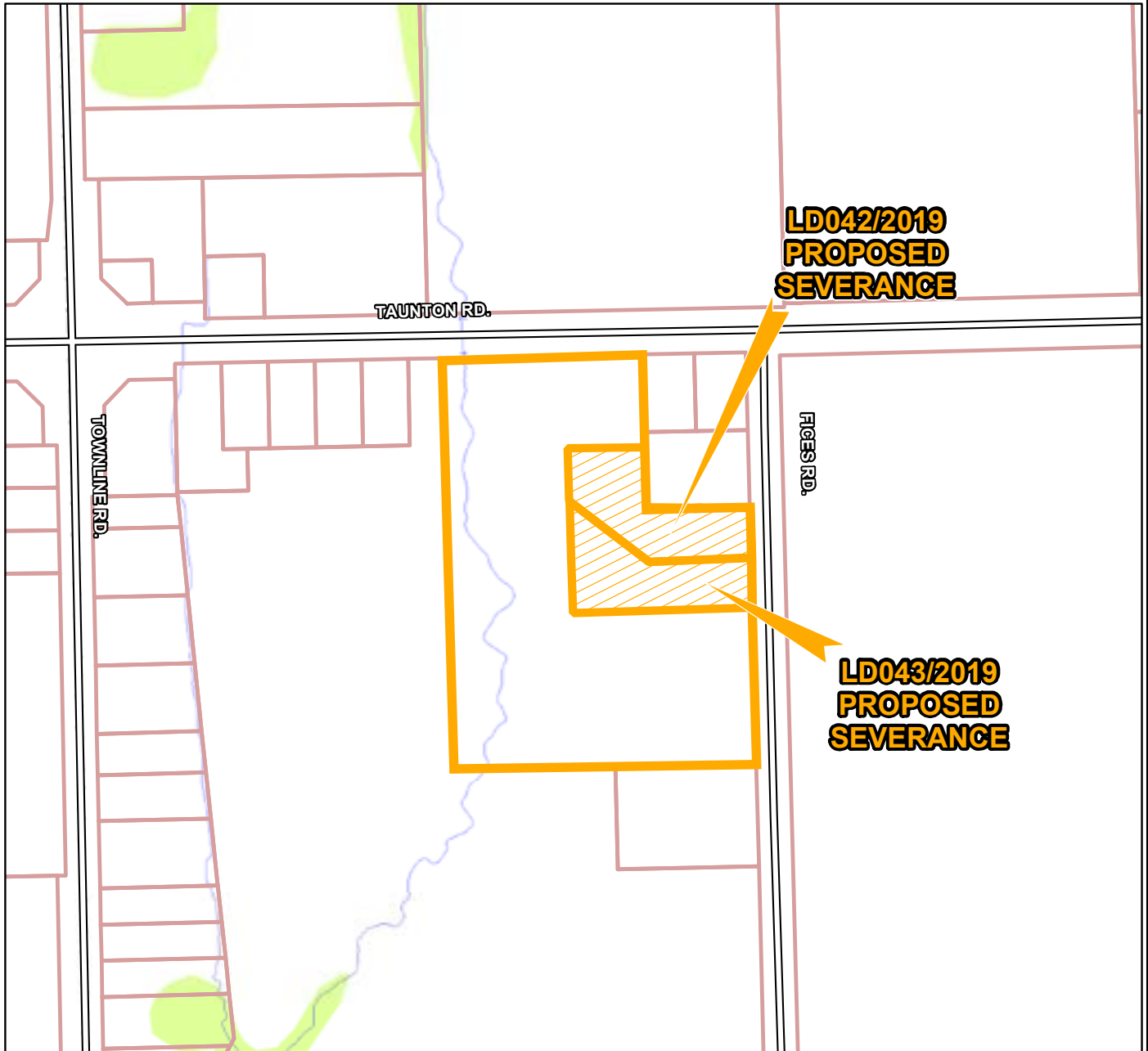
Location: Lot Pt Lt 35, Conc. 4

Mun. of Clarington




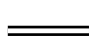


Consent to sever a vacant 4,026.5 m² rural residential parcel of land, retaining a 29,630 m² agricultural parcel of land with an existing dwelling and barn.

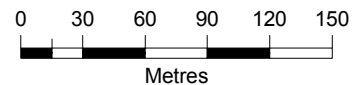
Note: Location Map on next page

Land Division Application No: LD042/2019 to LD043/2019
 Nature of Application: Proposed Severance of Land
 Municipality: Clarington
 Address: 1437 Taunton Road East



Legend

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



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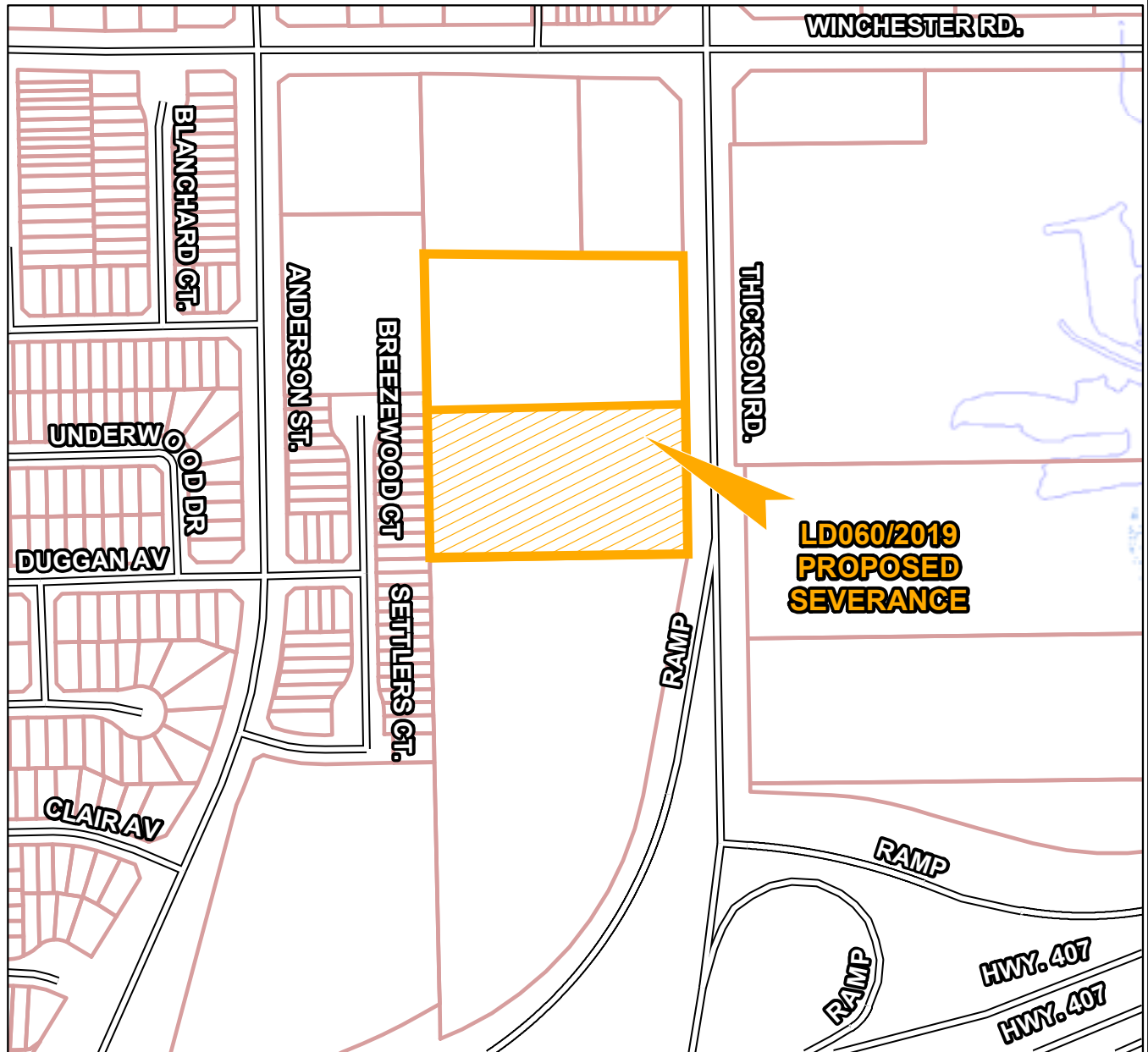
8. File: LD 060/2019

Owner: 2417349 Ontario Inc
Brooknorth Holdings Inc.
Agent: Valerie Cranmer & Associates
Location: Lot Pt Lot 21, Conc. 5
Town of Whitby







Consent to sever a vacant 18,327.1 m² industrial parcel of land, retaining a vacant 18,669.8 m² industrial parcel of land.

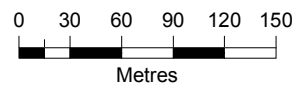
Note: Location Map on next page

Land Division Application No: LD060/2019
 Nature of Application: Proposed Severance of Land
 Municipality: Town of Whitby



Legend

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



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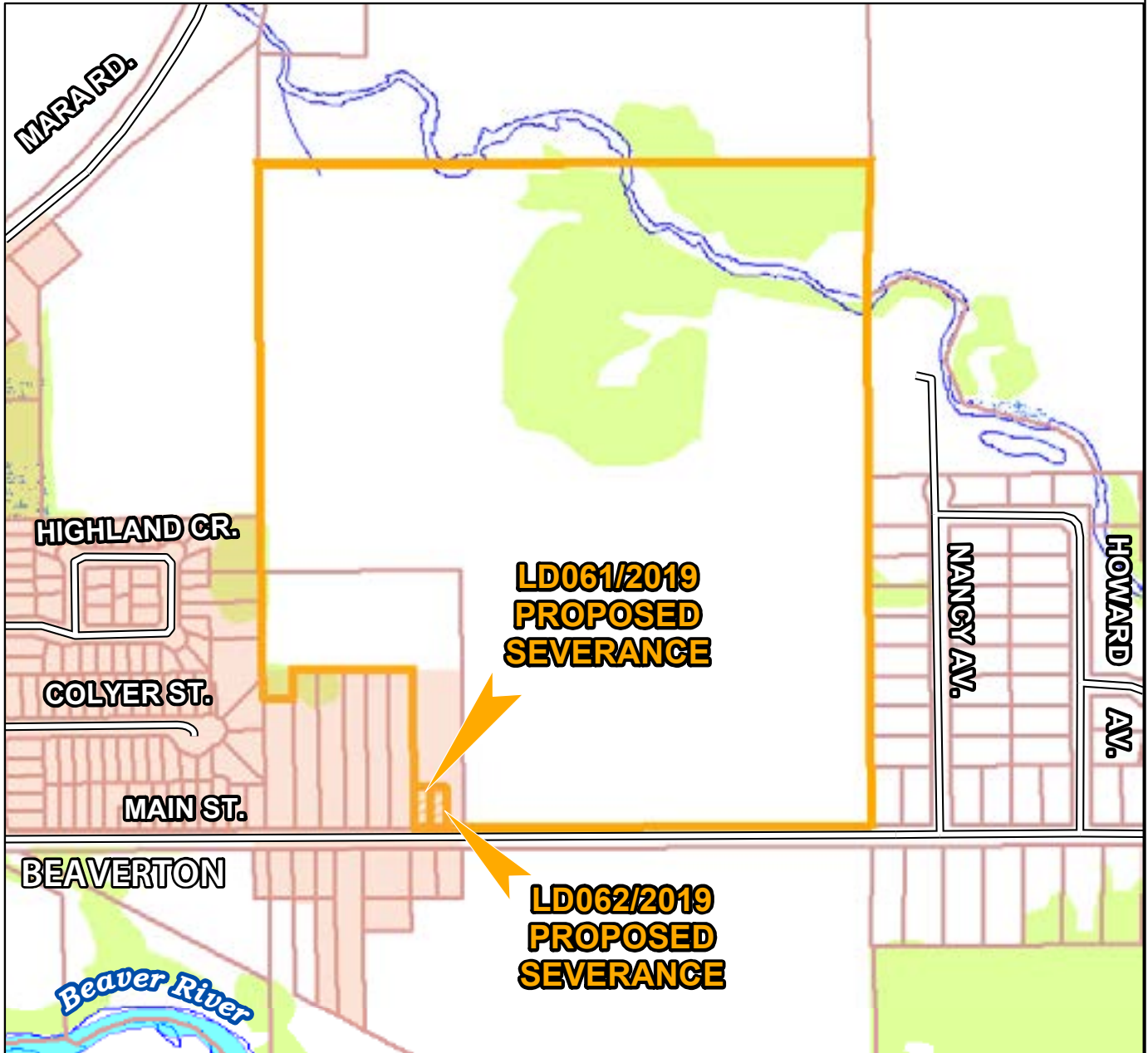
9. File: LD 061/2019

Owner: Noor, Elizabeth June
Ross, Cameron
Agent: Noor, Mohad
Location: Lot Pt Lot 12, Conc. 6
Twp. of Brock










Consent to sever a vacant 640.1 m² residential parcel of land, retaining a 38.749 ha residential/ agricultural parcel of land with an existing dwelling, barn and outbuildings.

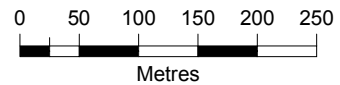
Note: Location Map on next page

Land Division Application No's: LD061/2019 to LD062/2019
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Brock
 Address: 680 Main Street East, Beaverton



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Wetland |  Creek |
|  Vegetation |  Lake/Pond/River |
|  Extent of Beaverton Urban Area | |



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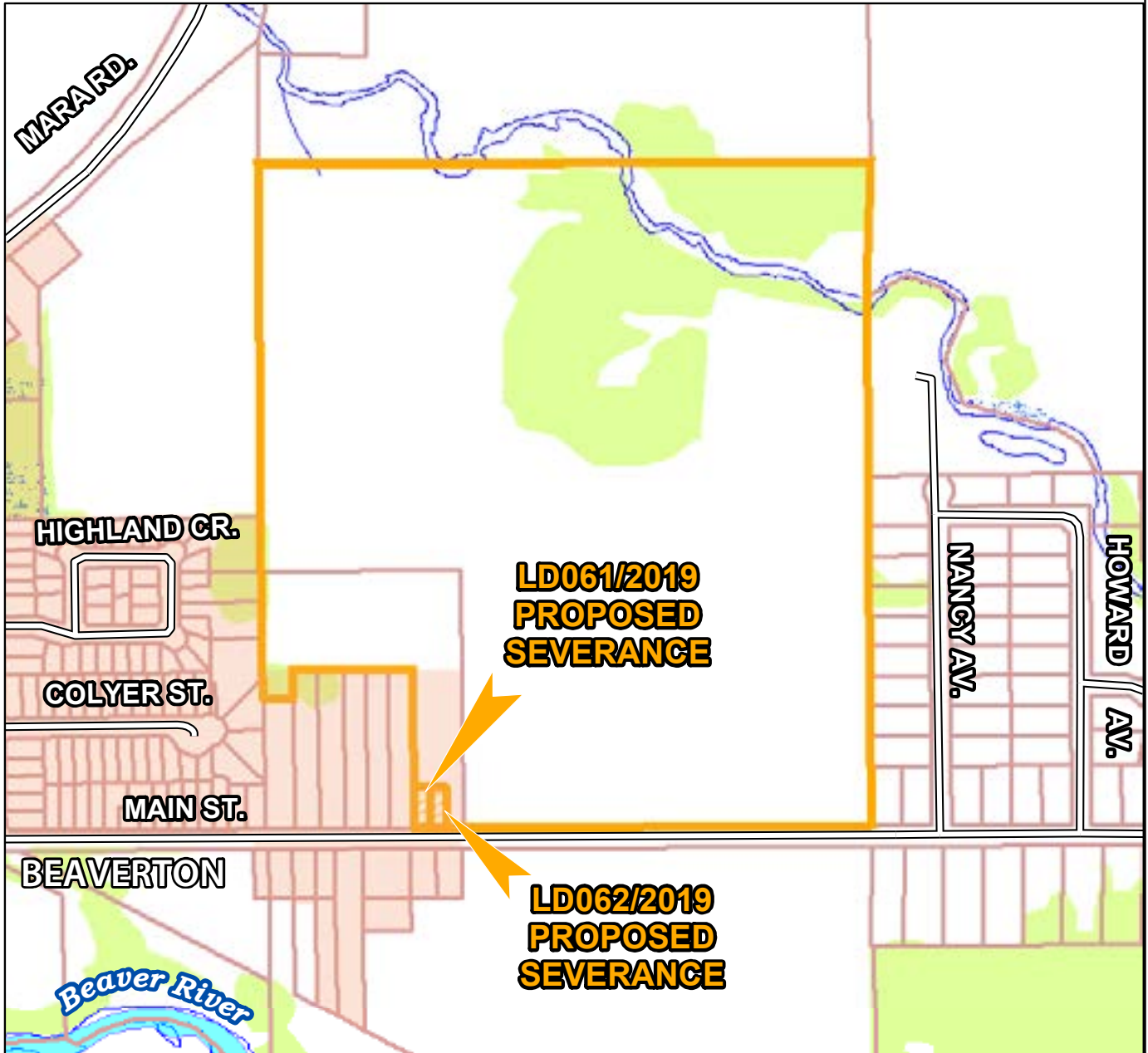
10. File: LD 062/2019

Owner: Ross, Cameron
Noor, Elizabeth June
Agent: Noor, Mohad
Location: Lot Pt Lot 12, Conc. 6
Twp. of Brock










Consent to sever a vacant 640.1 m² residential parcel of land, retaining a 38.685 ha residential/ agricultural parcel of land with an existing dwelling, barn and outbuildings.

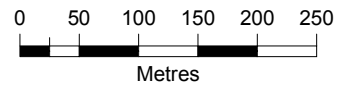
Note: Location Map on next page

Land Division Application No's: LD061/2019 to LD062/2019
 Nature of Application: Proposed Severance of Land
 Municipality: Township of Brock
 Address: 680 Main Street East, Beaverton



Legend

- | | |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel |  Road |
|  Wetland |  Creek |
|  Vegetation |  Lake/Pond/River |
|  Extent of Beaverton Urban Area | |



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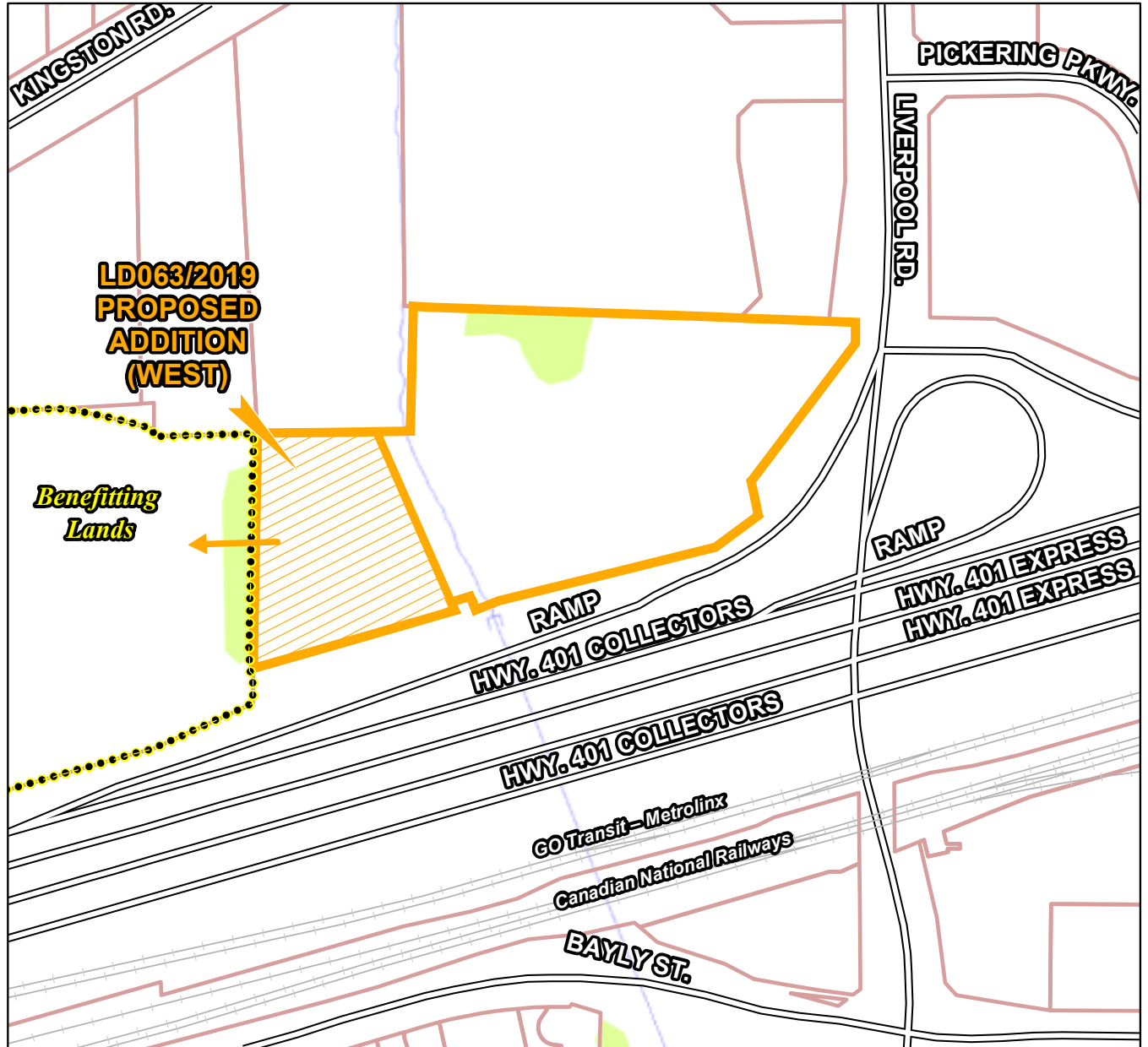
11. File: LD 063/2019

Owner: 2531751 Ontario Inc.
Agent: Bennett Jones Services LP
Location: Lot Pt Lot 12, Conc. 1
City of Pickering








Consent to add a vacant 1.13 ha commercial parcel of land to the west, retaining a vacant 3.3 ha commercial parcel of land.

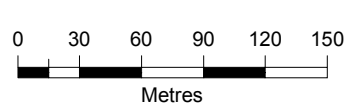
Note: Location Map on next page

Land Division Application No: LD063/2019
 Nature of Application: Proposed Addition of Land
 Municipality: City of Pickering



Legend

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



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12. File: LD 064/2019

Owner: Manulife Ontario Property Portfolio Inc.

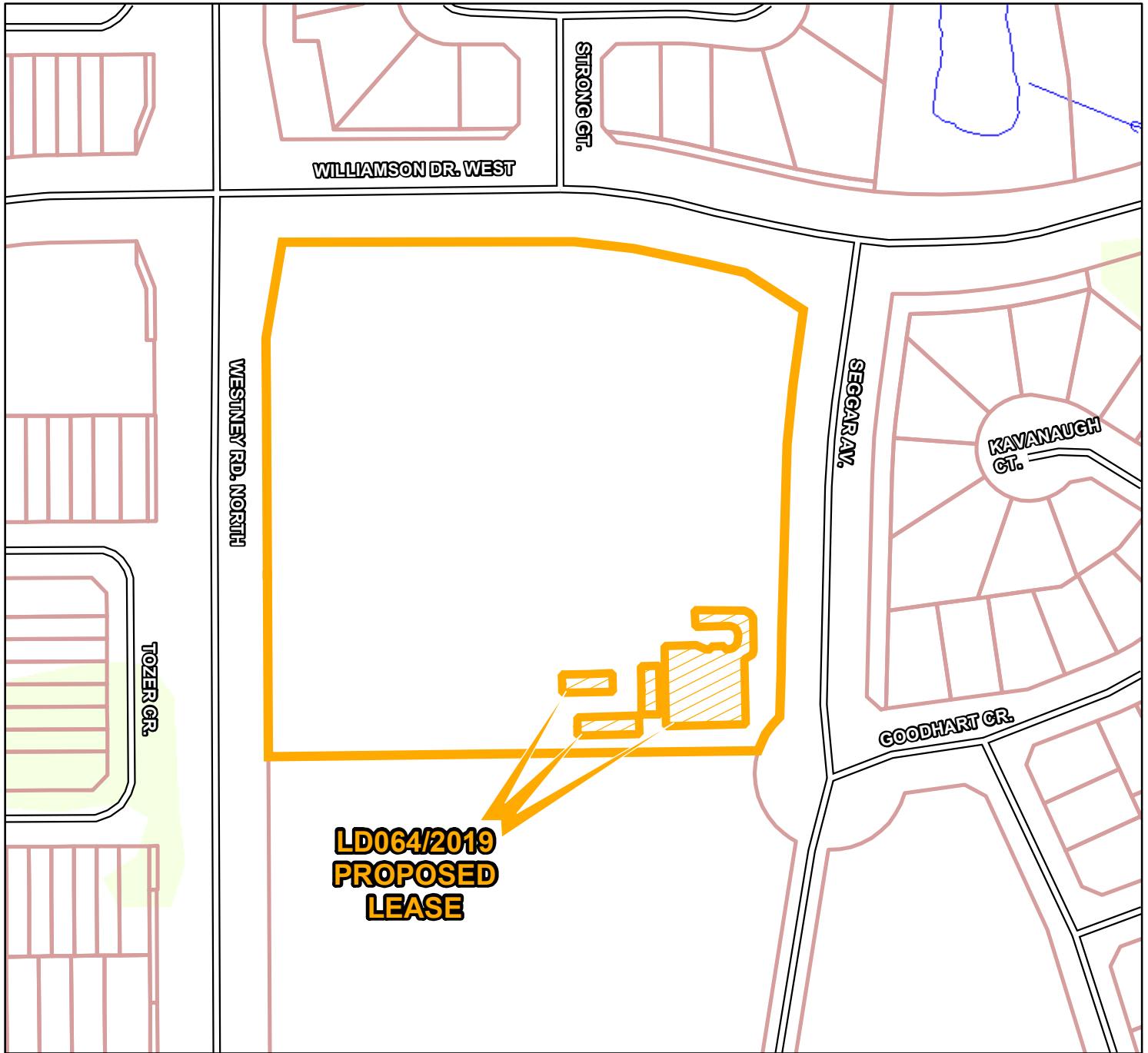
Agent: Fasken Martineau DuMoulin LLP

Location: Town of Ajax





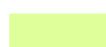

Consent to grant a lease for over 21 years over a 993.9 m² commercial parcel of land, retaining a 23,710 m² commercial parcel of land.

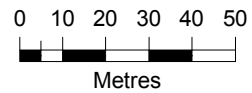
Note: Location Map on next page

Land Division Application No: LD064/2019
 Nature of Application: Proposed Lease of Land
 Municipality: Town of Ajax
 Address: 83 Williamson Drive West



Legend

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



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13. File: LD 065/2019

Owner: DH Development Corporation

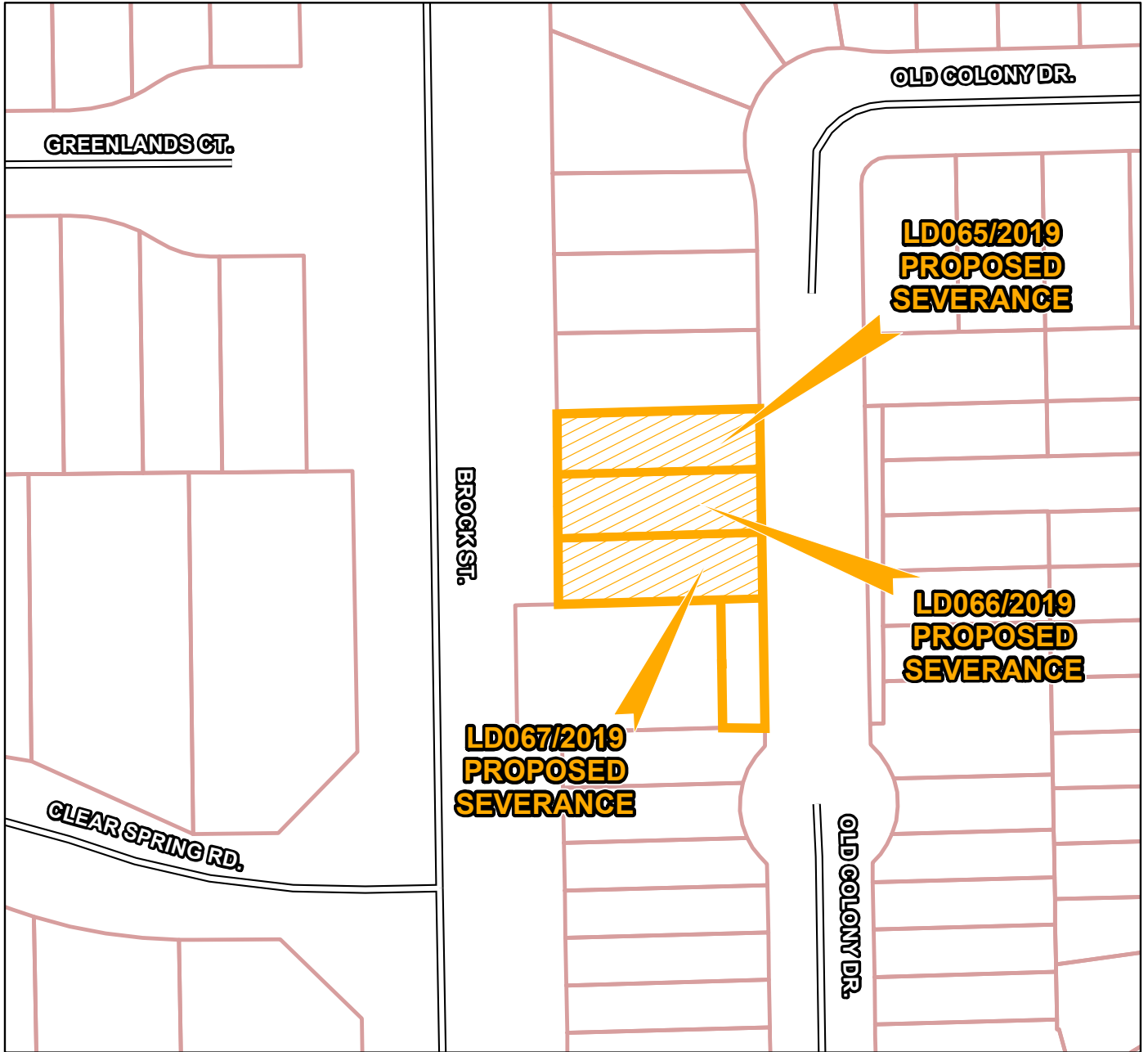
Location: Lot 26, Conc. 3

Town of Whitby

Consent to sever a vacant 461.7 m² residential parcel of land, retaining a vacant 1,119.6 m² residential parcel of land.

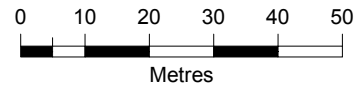
Note: Location Map on next page

Land Division Application No: LD065/2019 to LD067/2019
 Nature of Application: Proposed Severance of Lands
 Municipality: Town of Whitby
 Address: 3395 Brock Street North



Legend

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



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14. File: LD 066/2019

Owner: DH Development Corporation

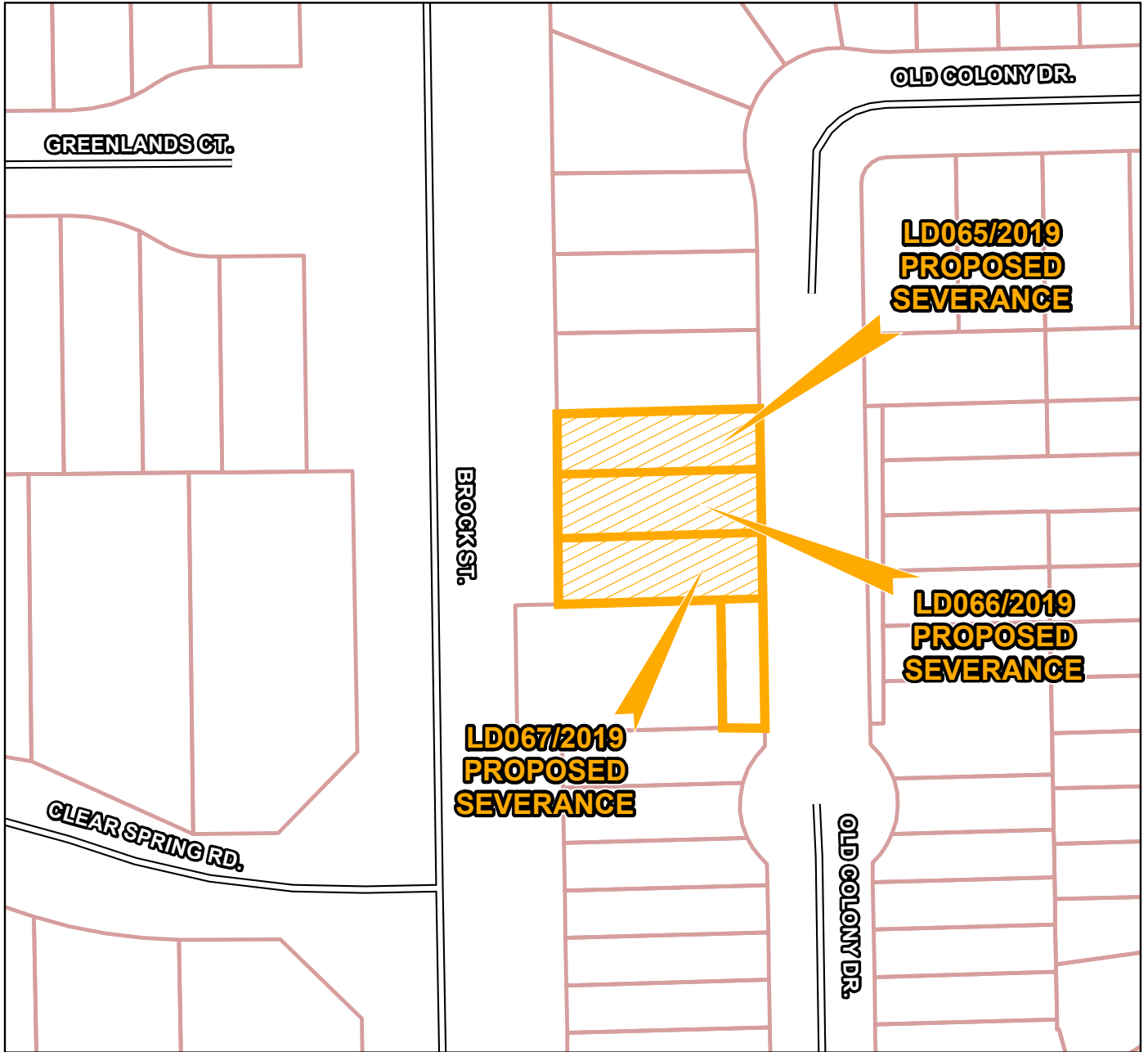
Location: Lot Pt Lot 26, Conc. 3

Town of Whitby


Consent to sever a vacant 461.5 m² residential parcel of land, retaining a vacant 658.1 m² residential parcel of land.

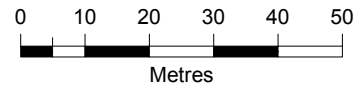
Note: Location Map on next page

Land Division Application No: LD065/2019 to LD067/2019
 Nature of Application: Proposed Severance of Lands
 Municipality: Town of Whitby
 Address: 3395 Brock Street North



Legend

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



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15. File: LD 067/2019

Owner: DH Development Corporation

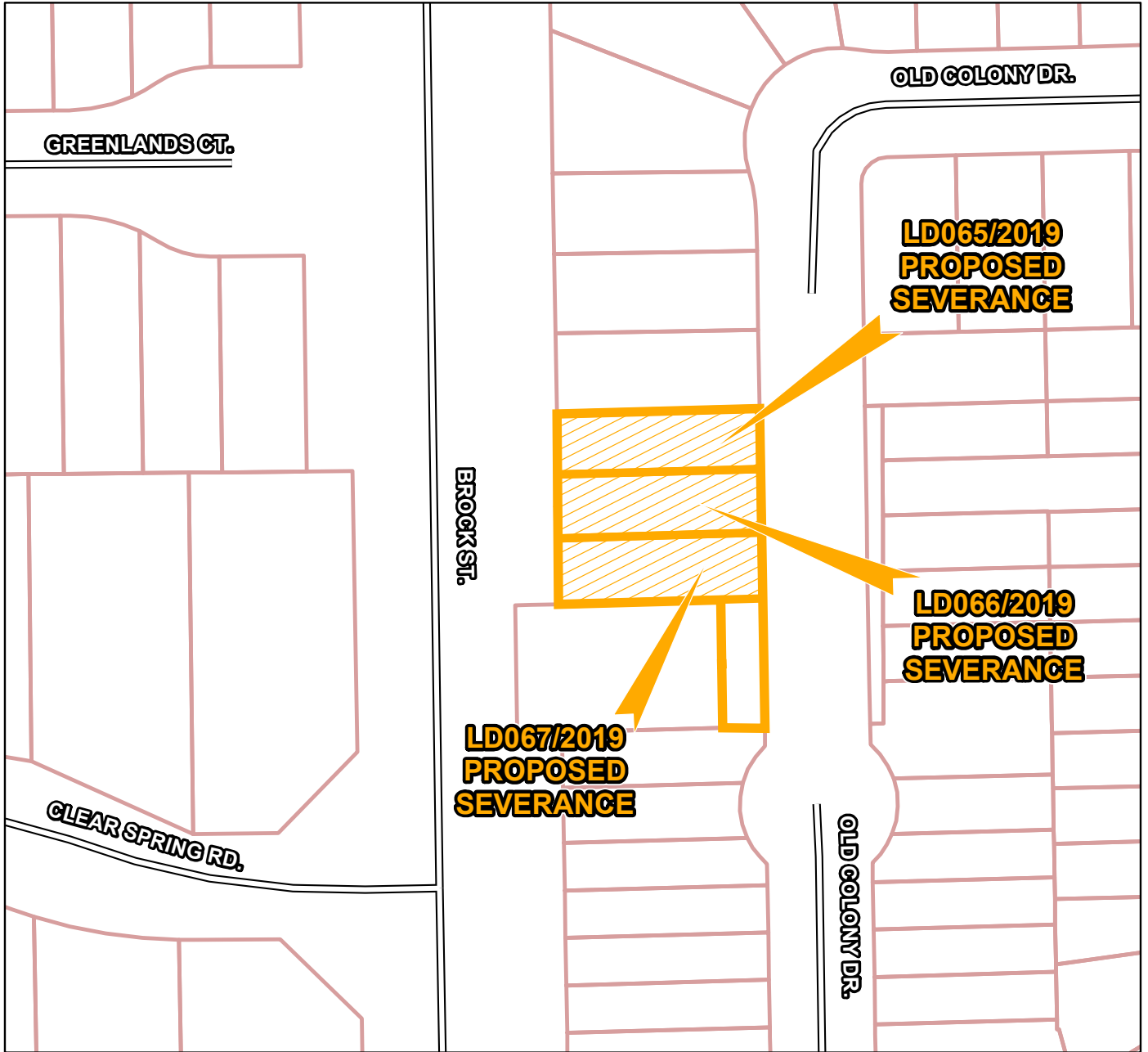
Location: Lot Pt Lot 26, Conc. 3

Town of Whitby

Consent to sever a vacant 463.6 m² residential parcel of land, retaining a vacant 194.5 m² residential parcel of land.

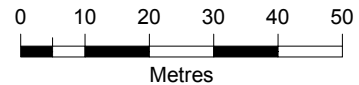
Note: Location Map on next page

Land Division Application No: LD065/2019 to LD067/2019
 Nature of Application: Proposed Severance of Lands
 Municipality: Town of Whitby
 Address: 3395 Brock Street North



Legend

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



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16. File: LD 068/2019

Owner: Grant Aggregate and Industrial Supply Inc.

Agent: Weston Consulting

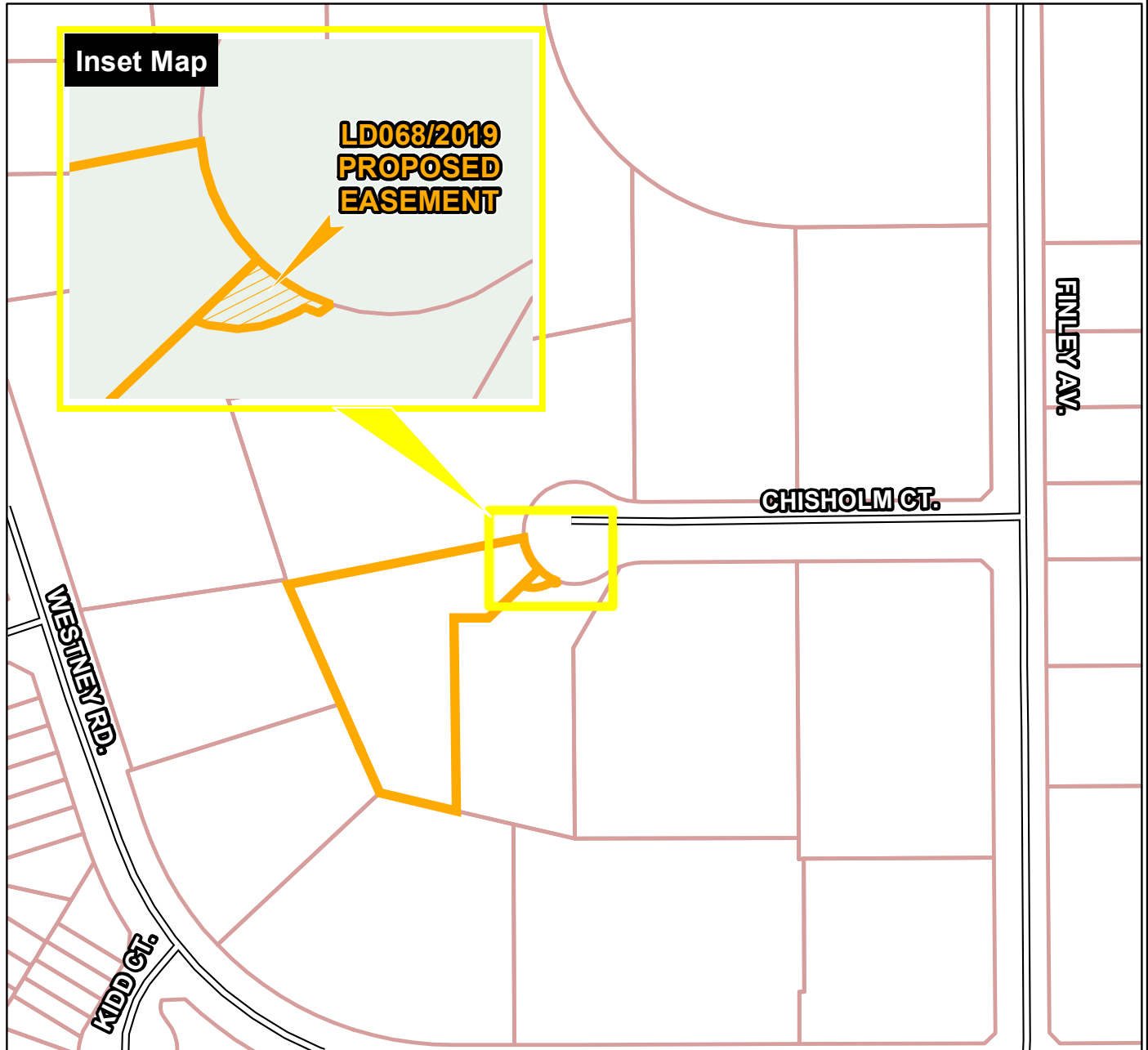
Location: Lot Pt LT 10, Conc. BLK 2

Town of Ajax

Consent to grant a 58 m² access easement in favour of the property to the north, retaining a 5,272,200 m² commercial parcel of land.

Note: Location Map on next page

Land Division Application No: LD068/2019
Nature of Application: Proposed Easement
Municipality: Town of Ajax
Address: 12 Chisholm Court

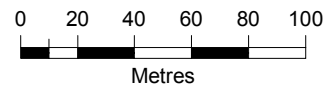


Inset Map

**LD068/2019
PROPOSED
EASEMENT**

Legend

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



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17. File: LD 069/2019

Owner: Manorgate Homes (Whitby) Inc.

Agent: GHD

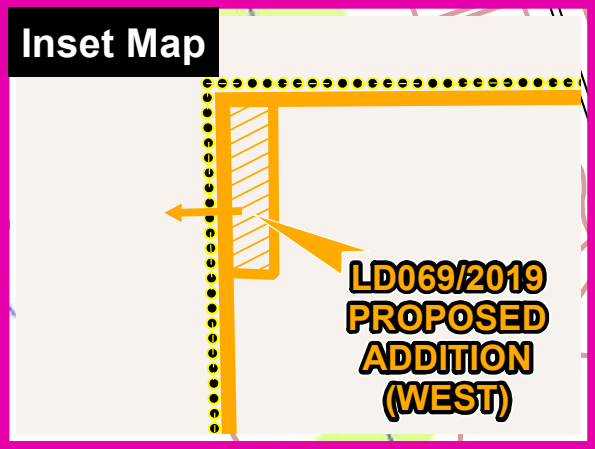
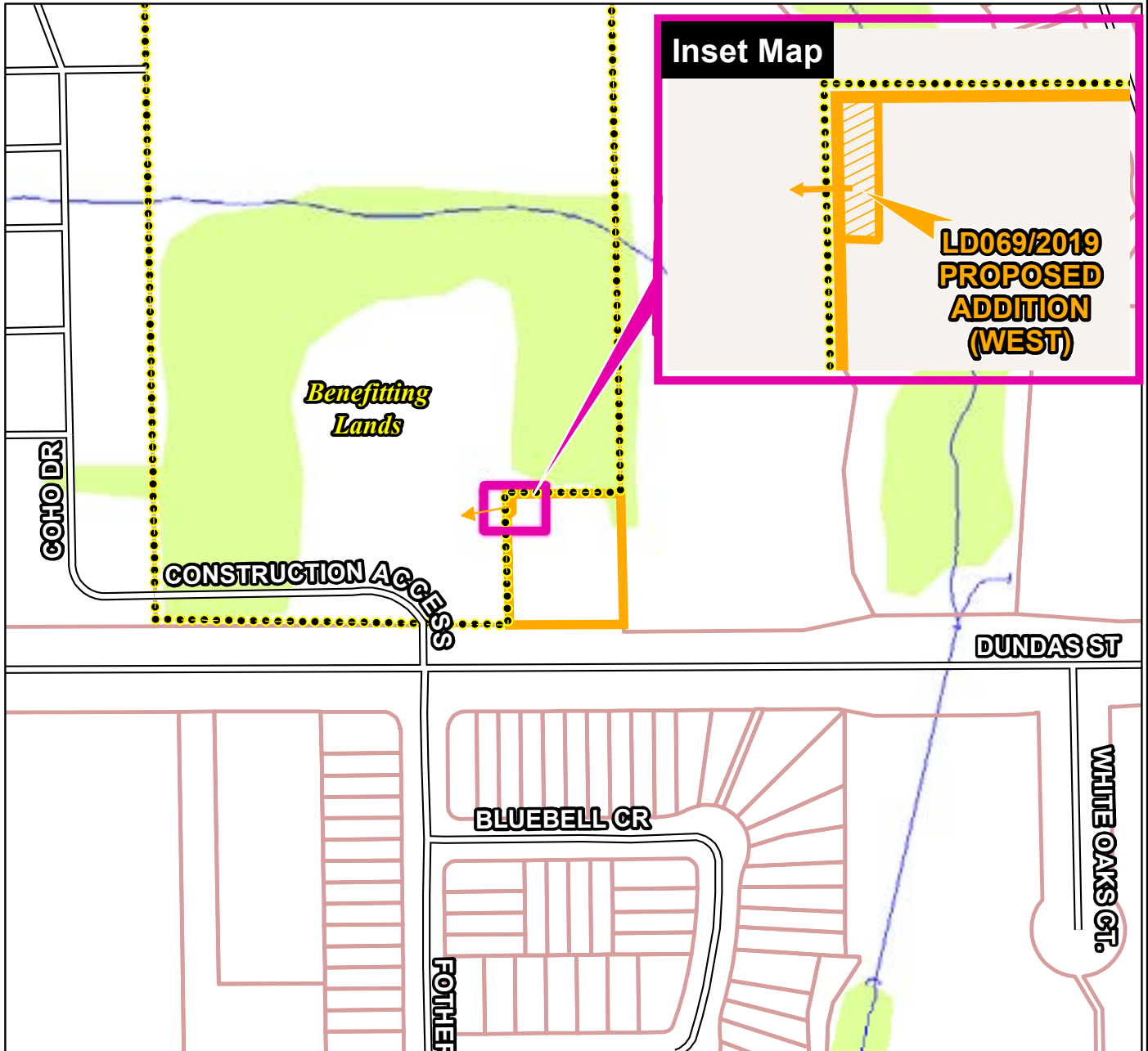
Location: Lot Pt Lt 32, Conc. 2

Town of Whitby




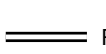
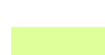



Consent to add a vacant 13.5 m² residential parcel of land to the west, retaining a 2,729 m² vacant residential parcel of land.

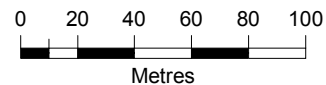
Note: Location Map on next page

Land Division Application No: LD069/2019
 Nature of Application: Proposed Addition of Land
 Municipality: Town of Whitby
 Address: 1010 Dundas Street West



Legend

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



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18. File: LD 070/2019

Owner: Thorndyke, Wendell Eliot

Agent: Coleman, Thomas

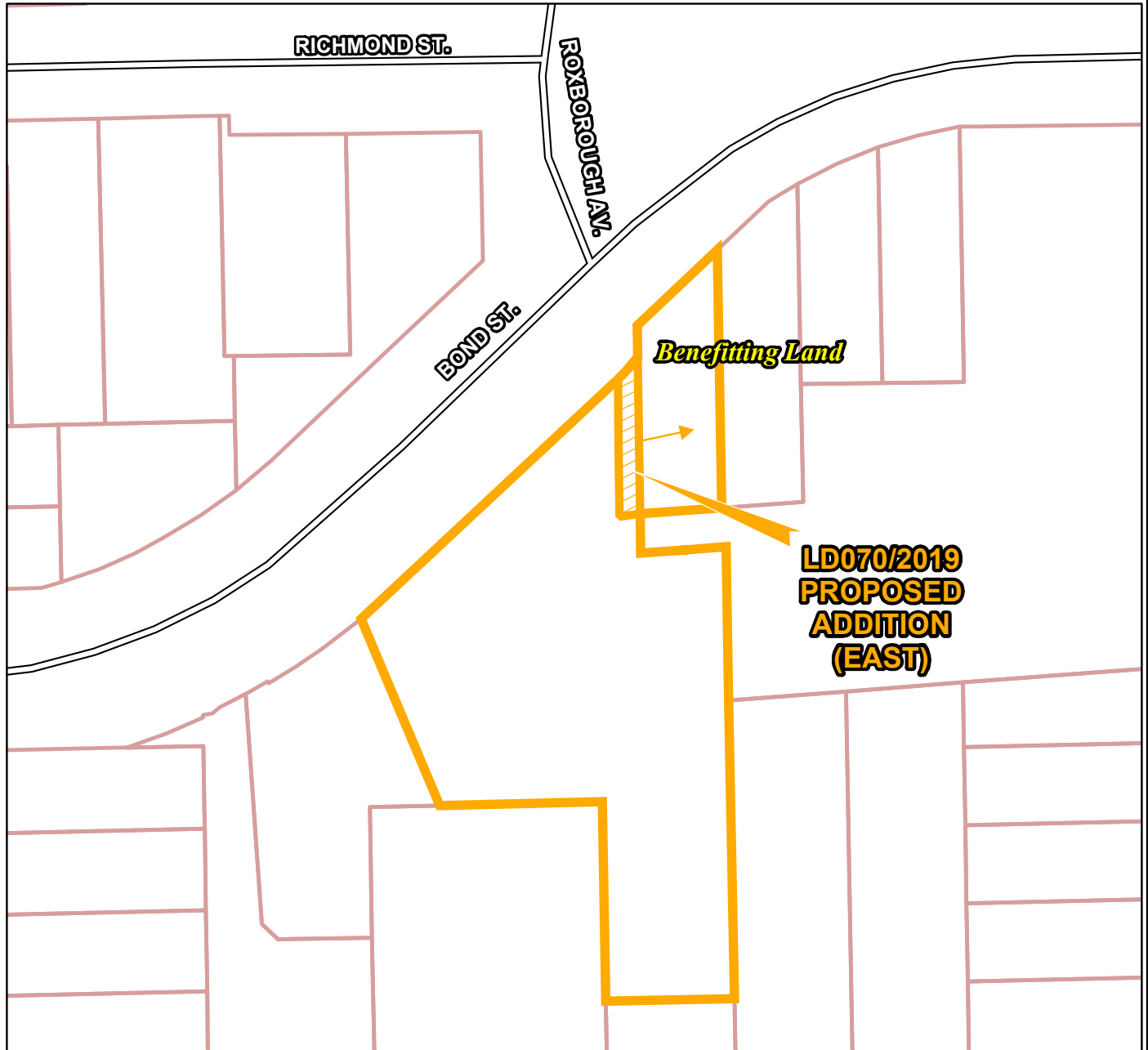
Location: Lot 8, Conc. 2

City of Oshawa

Consent to add a vacant 54.2 m² residential parcel of land to the east, retaining a 2,145 m² residential parcel of land with an existing dwelling to remain.

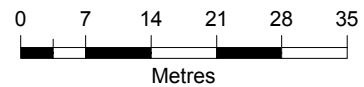
Note: Location Map on next page

Land Division Application No: LD070/2019
 Nature of Application: Proposed Addition of Land
 Municipality: City of Oshawa
 Address: 351 Bond Street East



Legend

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



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19. File: LD 071/2019

Owner: Estate of Margaret Lenore McGuirk

Agent: Pearce, David

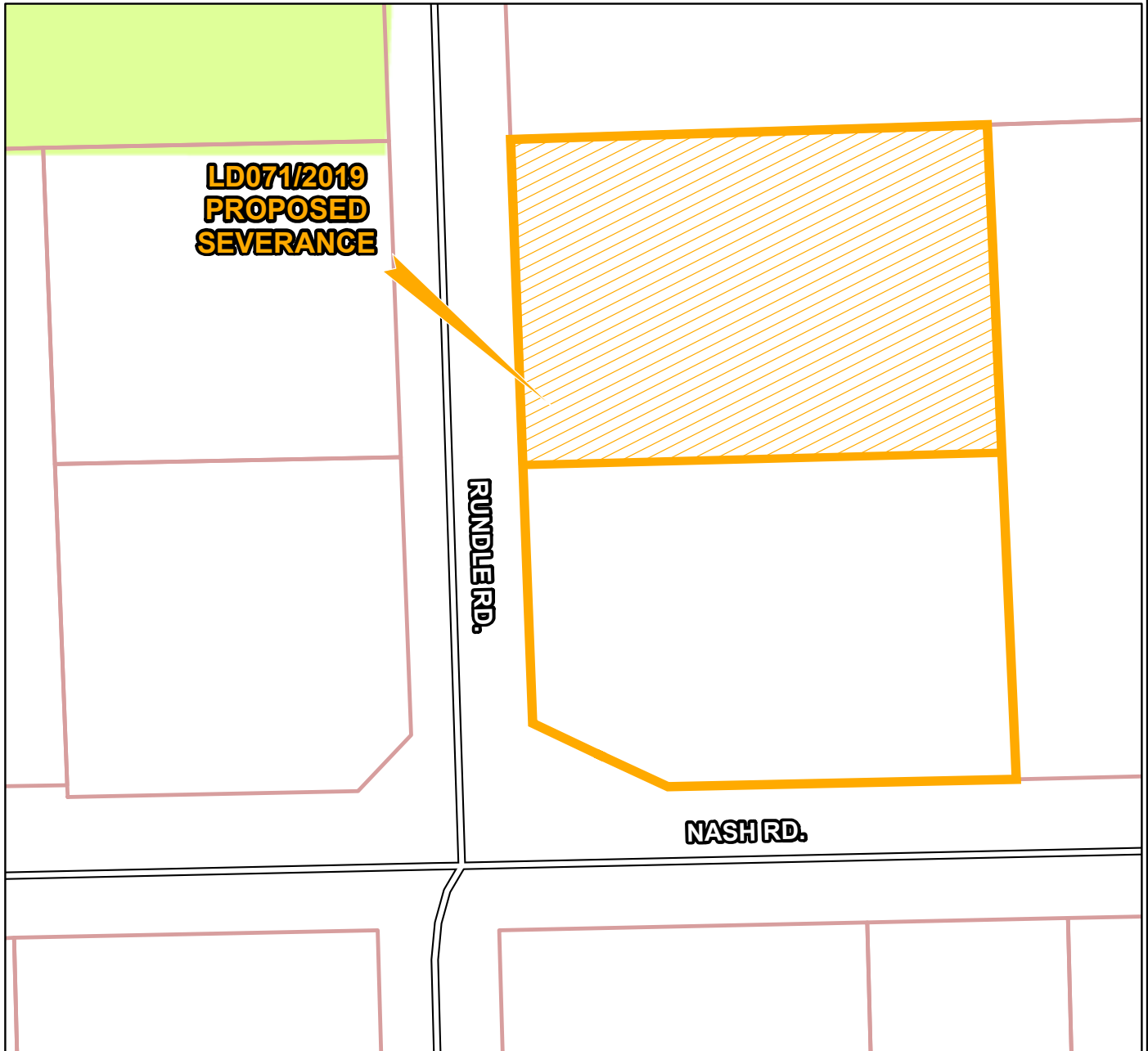
Location: Lot Pt Lot 22, Conc. 3

Mun. of Clarington






Consent to sever a 4,297.8 m² residential cluster parcel of land with an existing dwelling to be demolished, retaining a 4,167.6 m² residential cluster parcel of land with an existing dwelling to be demolished.

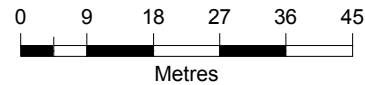
Note: Location Map on next page

Land Division Application No: LD071/2019
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 3009 Rundle Road



Legend

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



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20. File: LD 072/2019

Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Conc. 9
Town of Whitby

Consent to sever a vacant 8,738 m² hamlet residential parcel of land, retaining a vacant 41,072 m² hamlet residential parcel of land.

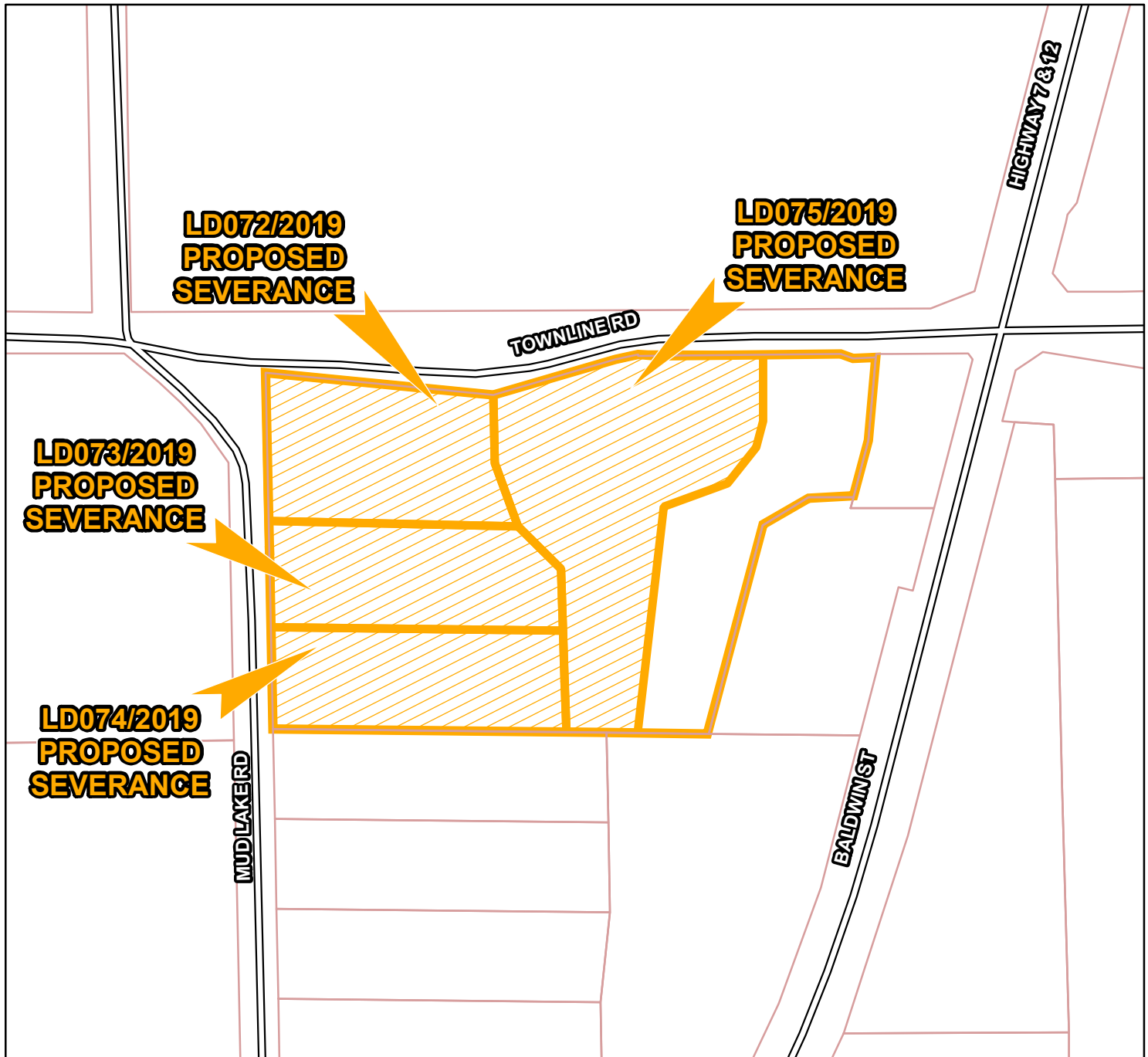
Note: Location Map on next page

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

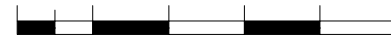


Parcel



Road

0 30 60 90 120 150



Metres



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21. File: LD 073/2019

Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Conc. 9
Town of Whitby

Consent to sever a vacant 8,097 m² hamlet residential parcel of land, retaining a vacant 32,975 m² hamlet residential parcel of land.

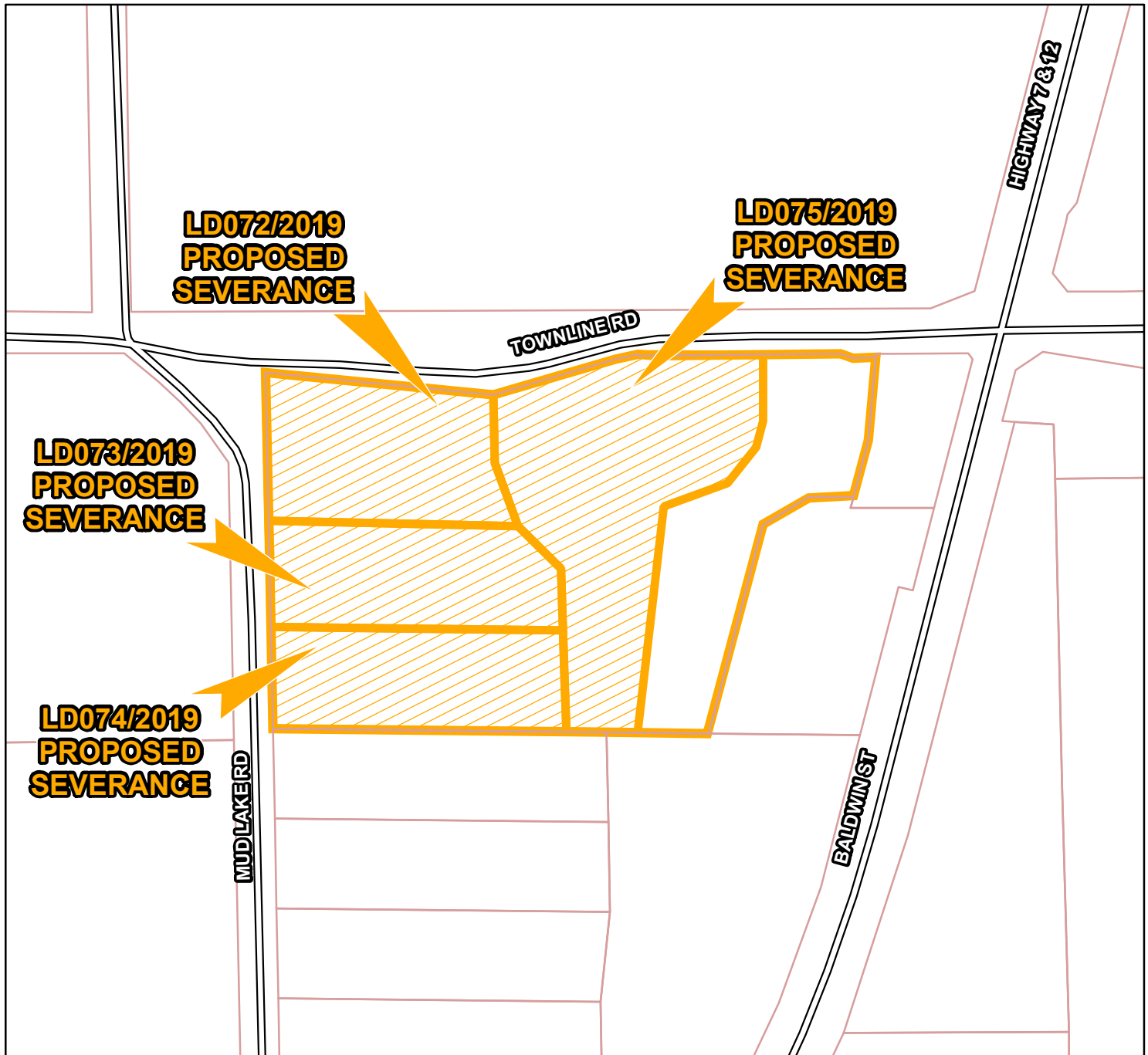
Note: Location Map on next page

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



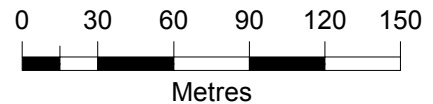
Retained Land



Parcel



Road



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22. File: LD 074/2019

Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Conc. 9
Town of Whitby

Consent to sever a vacant 8,095 m² hamlet residential parcel of land, retaining a vacant 24,880 m² hamlet residential parcel of land.

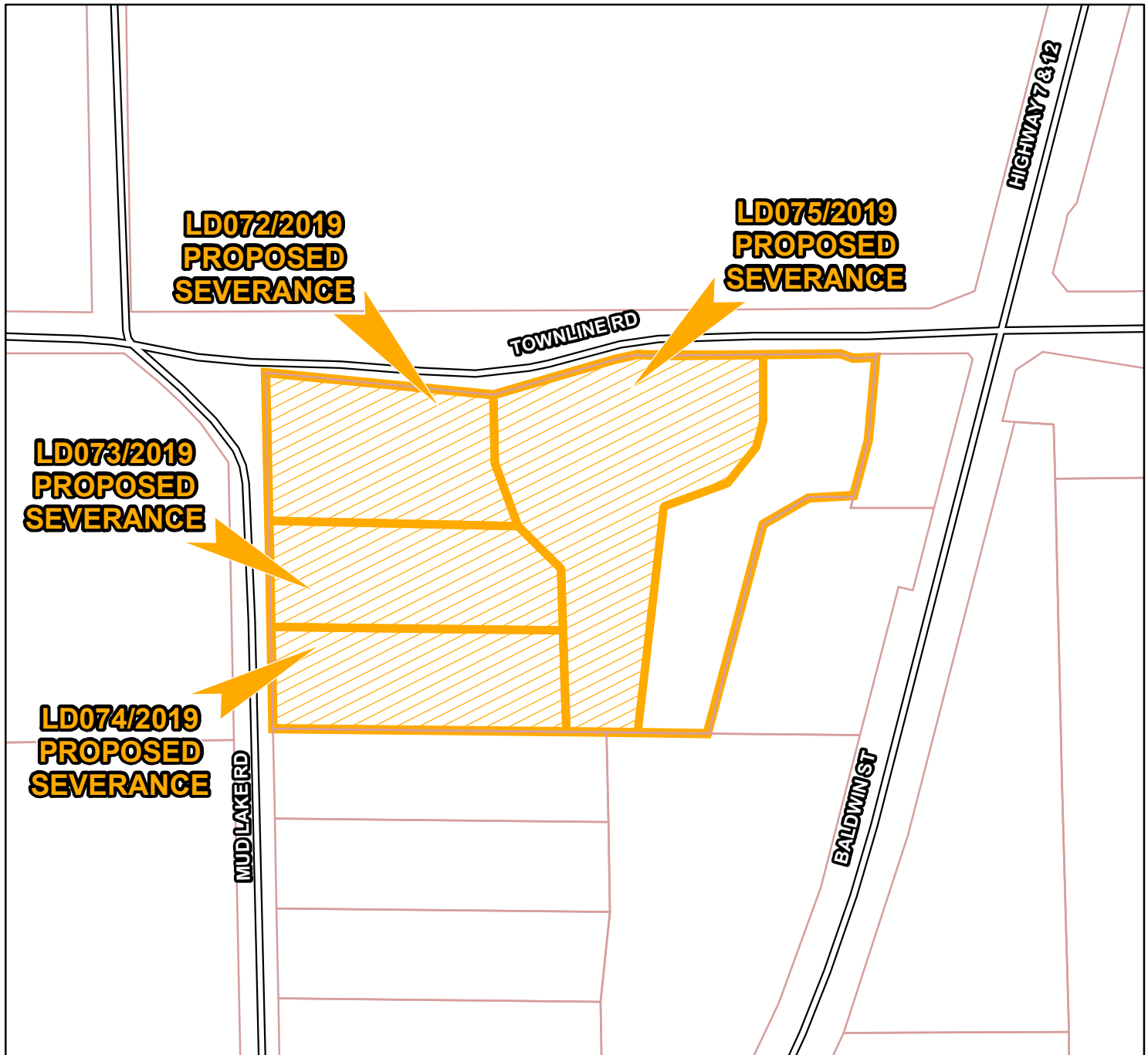
Note: Location Map on next page

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



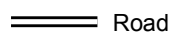
Subject Land



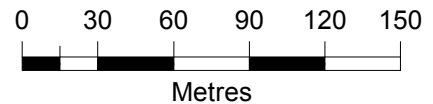
Retained Land



Parcel



Road



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23. File: LD 075/2019

Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Conc. 9
Town of Whitby

Consent to sever a vacant 14,963 m² hamlet residential parcel of land, retaining a vacant 9,917 m² hamlet residential parcel of land.

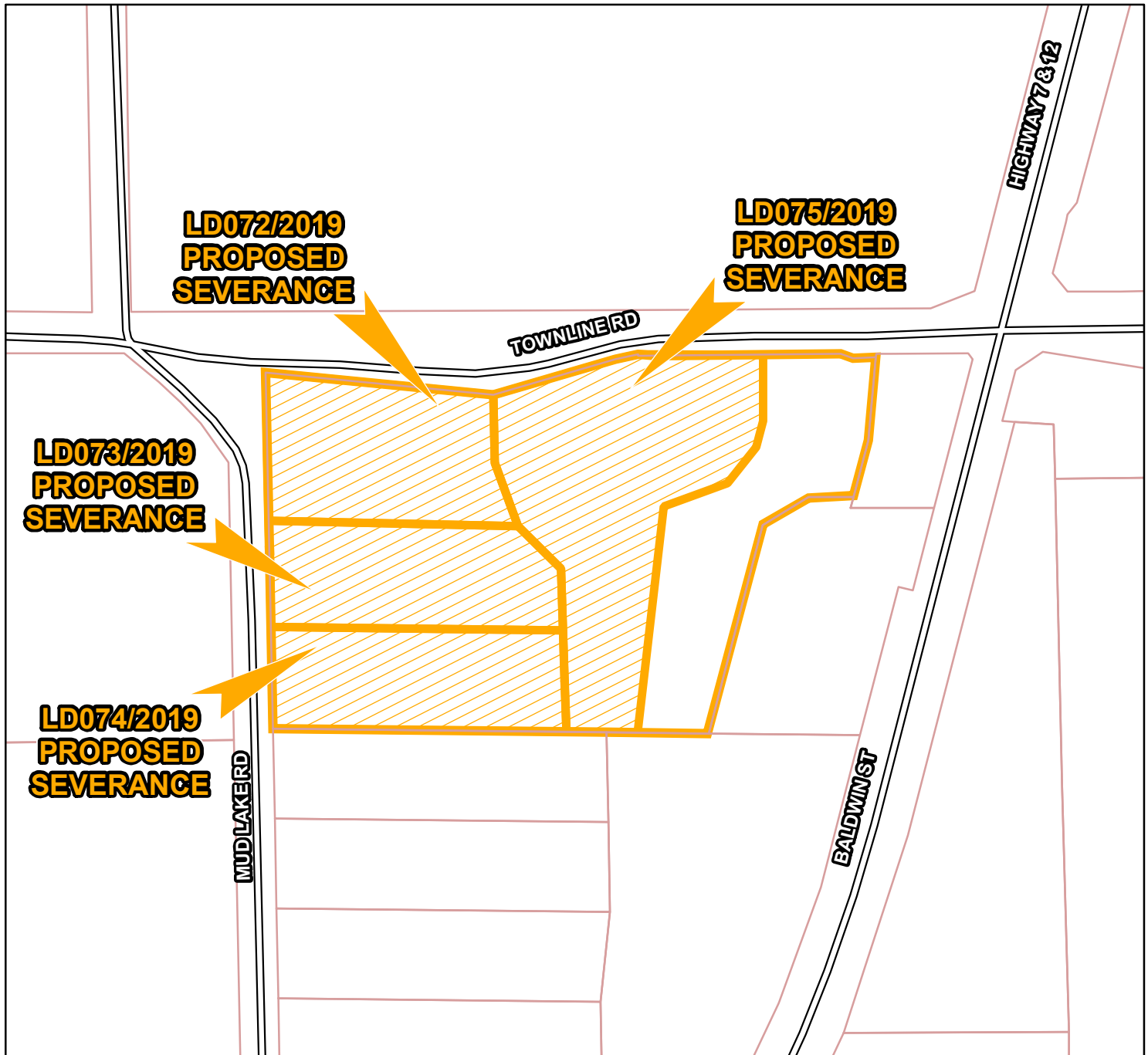
Note: Location Map on next page

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



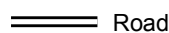
Subject Land



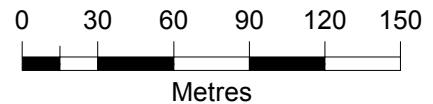
Retained Land



Parcel



Road



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24. File: LD 076/2019

Owner: 1579394 Ontario Inc.

Agent: Abbott, Ray

Location: Lot 10, Conc. 1

City of Oshawa

Consent to add a vacant 56 m² residential parcel of land to the north, retaining a 1,715 m² residential parcel of land with an existing.

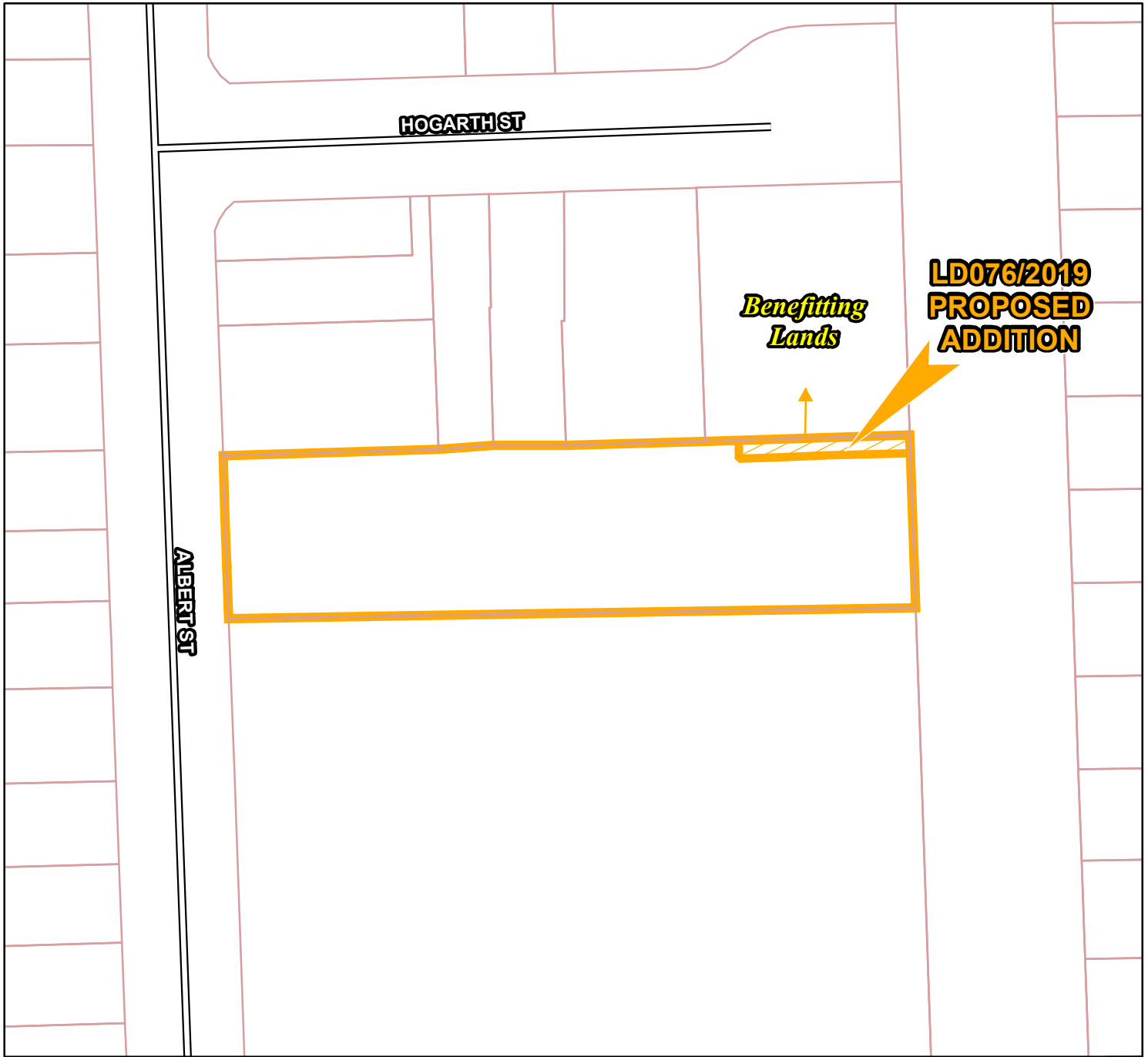
Note: Location Map on next page

Land Division Application No: LD076/2019

Nature of Application: Proposed Addition

Municipality: Oshawa

Address: 223 Albert Street



Legend



Subject Land



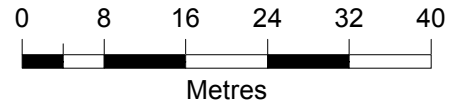
Retained Land



Parcel



Road



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25. File: LD 077/2019

Owner: Abbott Jr., Raymond James

Agent: Abbott, Ray

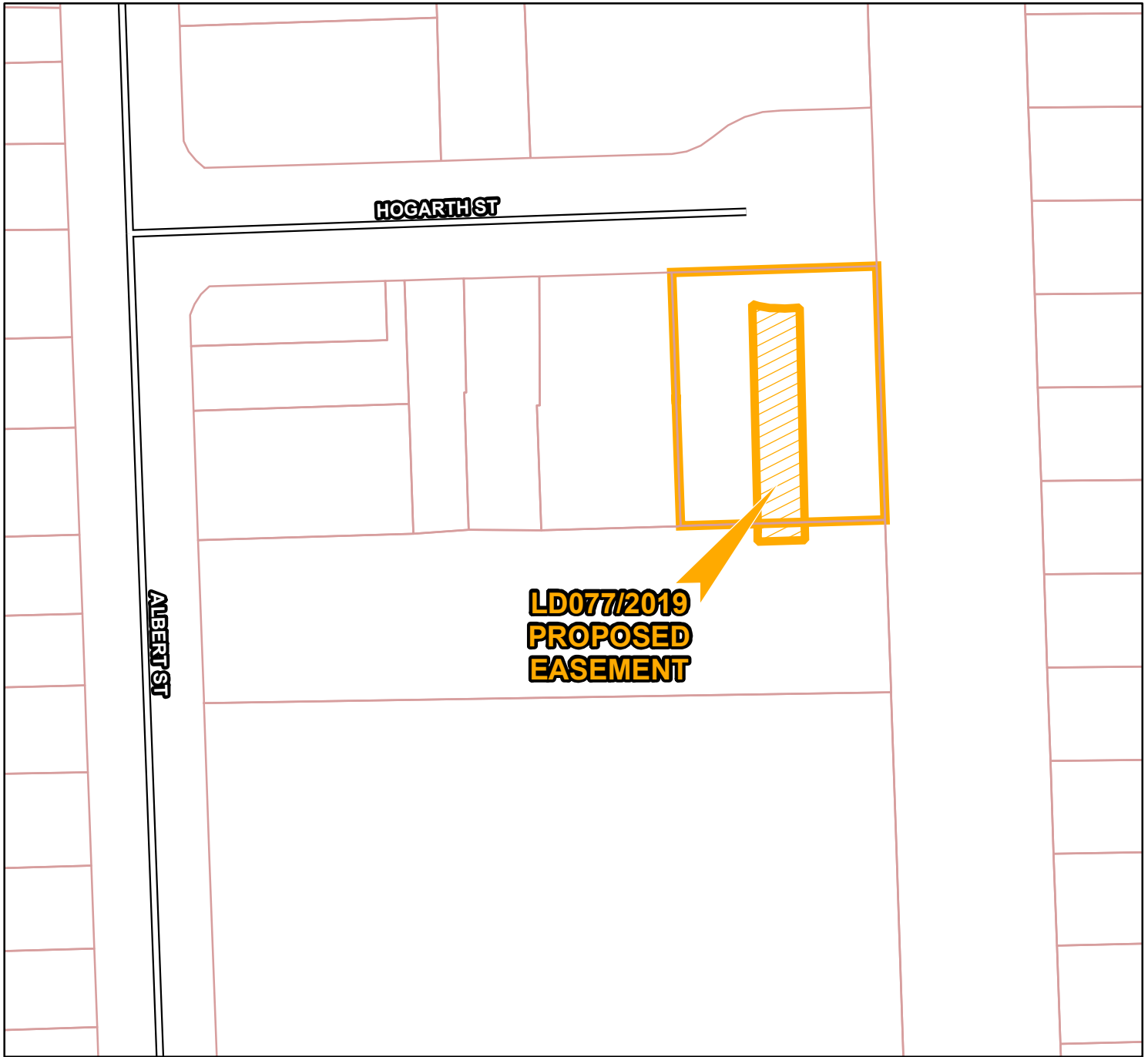
Location: Lot 10, Conc. 1

City of Oshawa

Consent to grant a 180 m² access & servicing easement in favour of the property to the south, retaining a 614 m² residential parcel of land with an existing dwelling to be demolished.

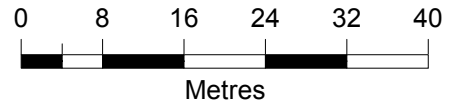
Note: Location Map on next page

Land Division Application No: LD077/2019
Nature of Application: Proposed Easement
Municipality: Oshawa
Address: 75 Hogarth Street



Legend

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



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26. File: LD 078/2019

Owner: Abbott Jr., Raymond James

Agent: Abbott, Ray

Location: Lot 10, Conc. 1

City of Oshawa

Consent to sever a 407 m² residential parcel of land, retaining a 387 m² residential parcel of land with an existing dwelling to be demolished.

Note: Location Map on next page

Land Division Application No: LD078/2019
Nature of Application: Proposed Severance
Municipality: Oshawa
Address: 75 Hogarth Street



Legend



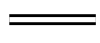
Subject Land



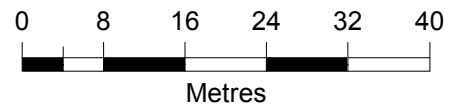
Retained Land



Parcel



Road



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27. File: LD 079/2019

Owner: Mainstream Plumbing Inc.

Agent: Camposeo, Anthony

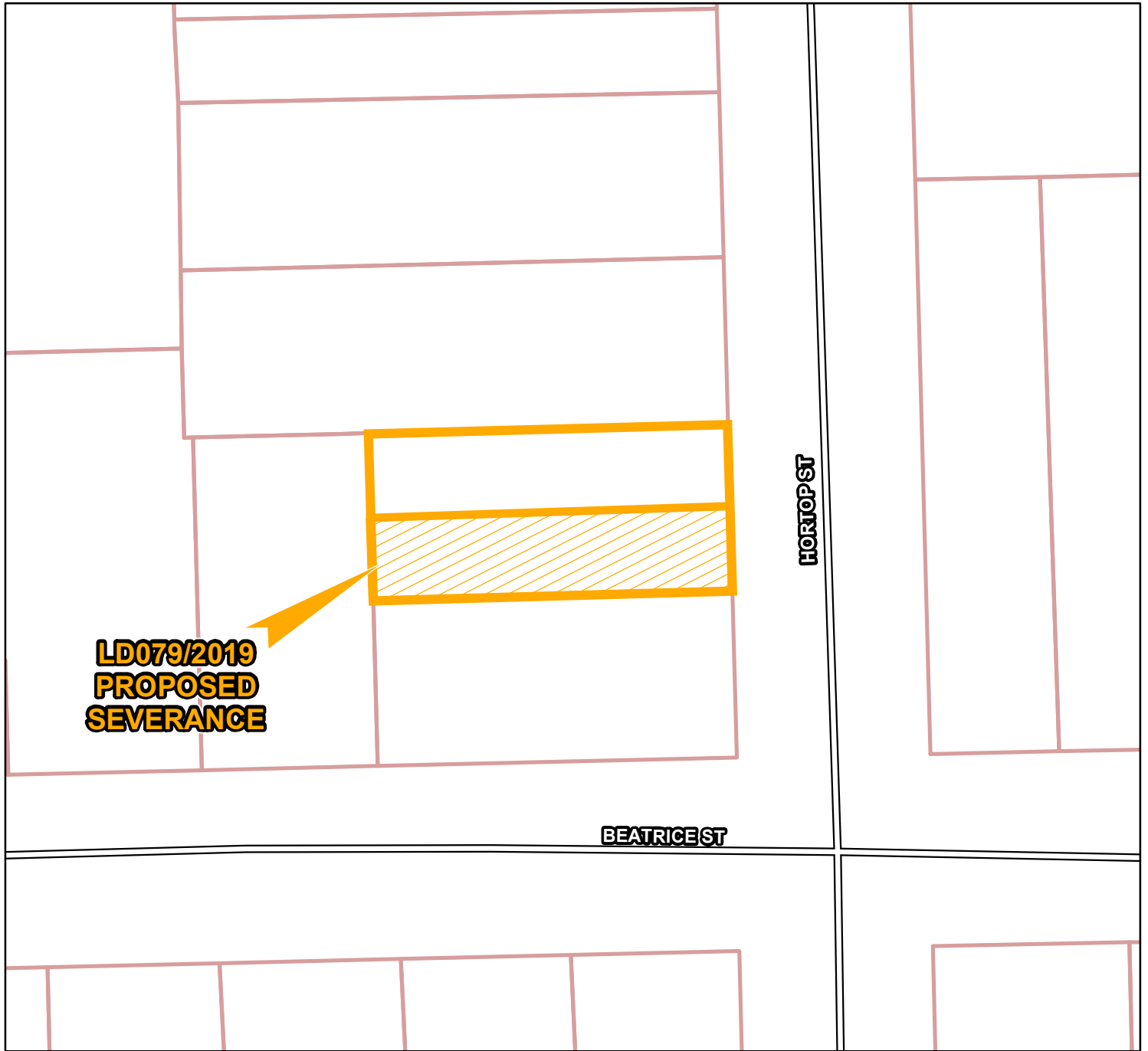
Location: Lot 11, Conc. 3

City of Oshawa

Consent to sever a 325.79 m² residential parcel of land, retaining a 325.79 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

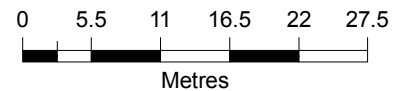
Land Division Application No: LD079/2019
Nature of Application: Proposed Severance
Municipality: City of Oshawa
Address: 1086 & 1090 Hortop Street



**LD079/2019
PROPOSED
SEVERANCE**

Legend

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



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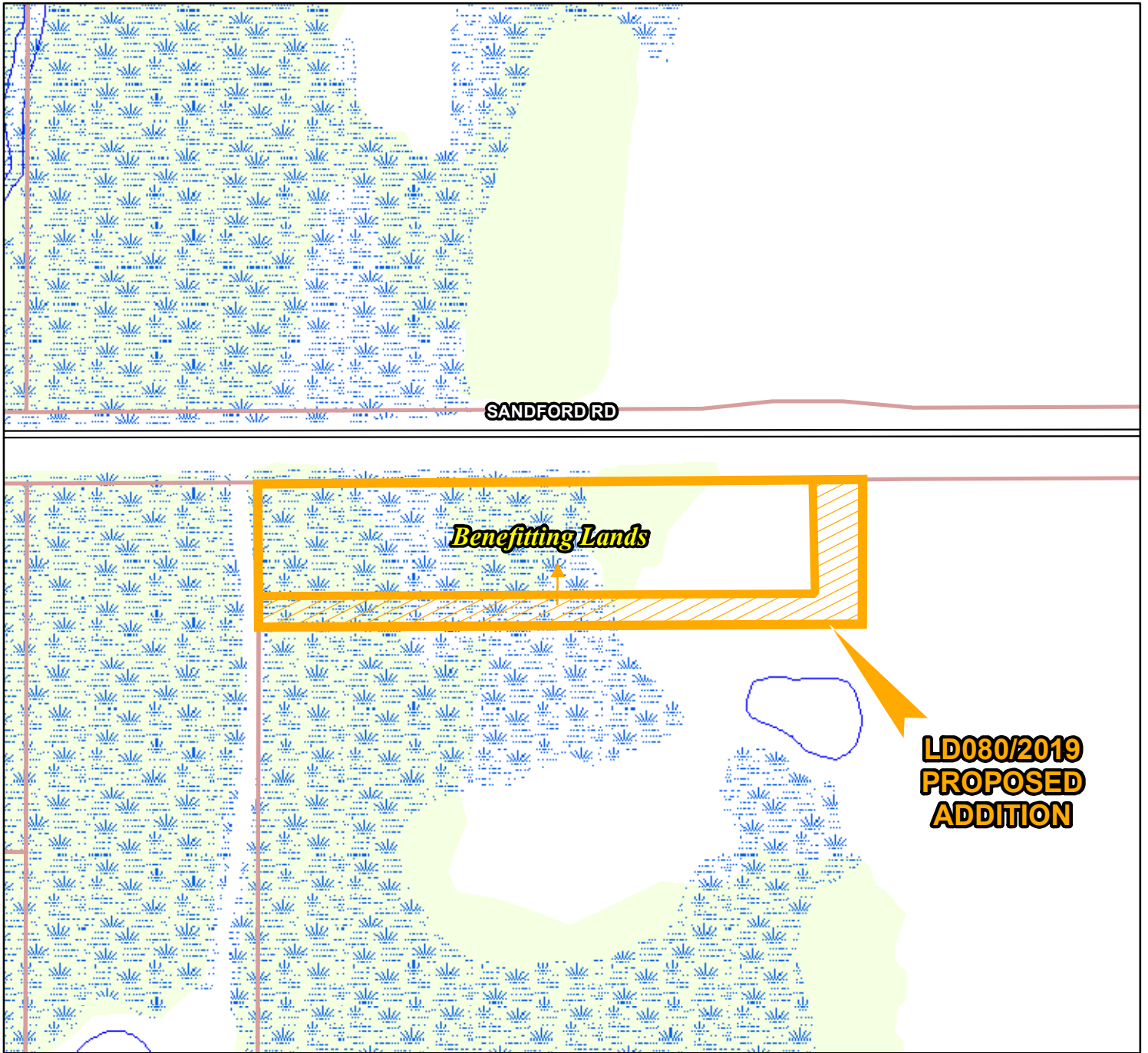
28. File: LD 080/2019

Owner: Paradine, Steven
Paradine, Kathryn
Agent: Mills, Cindy
Location: Lot Pt Lt 5, Conc. 2
Twp. of Uxbridge




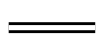
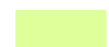

Consent to add a vacant 1 acre agriculture parcel of land to the north, retaining a 134.5 acres of agricultural parcel of land.

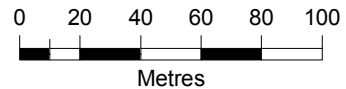
Note: Location Map on next page

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 |



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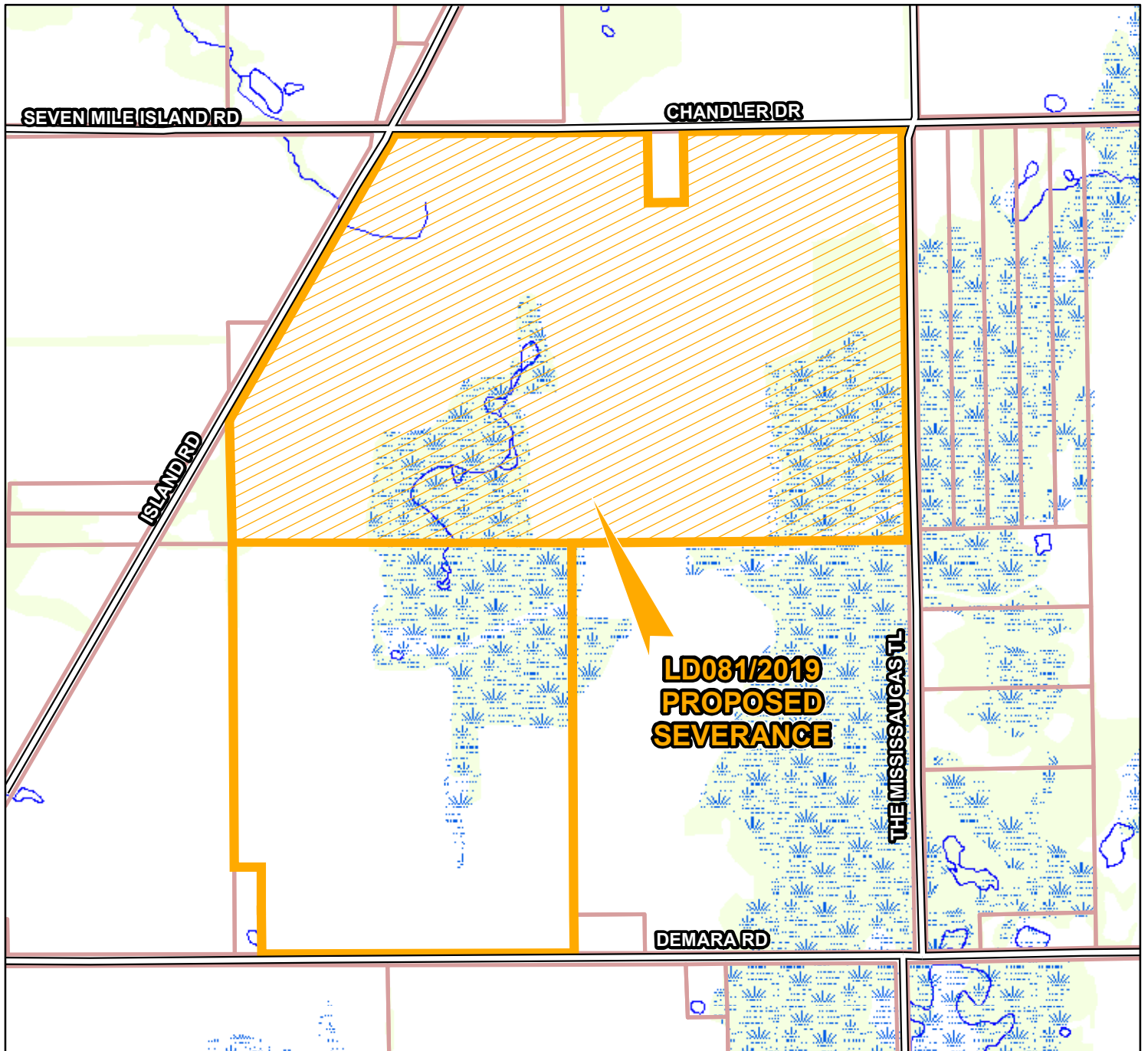
29. File: LD 081/2019

Owner: C.E.J Poultry Inc.
Agent: Clark Consulting Services
Location: Lot 5 & 6, Conc. 10
Twp. of Scugog
(former Cartwright)




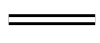



Consent to sever a 74.6 ha agricultural parcel of land with an existing dwelling, retaining a 40.6 ha agricultural parcel of land with an existing dwelling to remain.

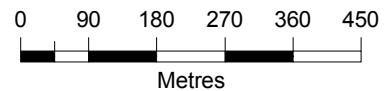
Note: Location Map on next page

Land Division Application No: LD081/2019
 Nature of Application: Proposed Severance
 Municipality: Township of Scugog
 Address: 19851 Island Road Regional 7 and 2815 Demara Road



Legend

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



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30. File: LD 082/2019

Owner: Fifty Five Clarington Ltd.
Pentaco Holdings Inc.
Agent: Bertucci, Enzo
Location: Lot Pt Lt 16, Conc. 1
Mun. of Clarington

Consent to add a vacant 0.064 ha residential parcel of land to the west, retaining a vacant 0.364 ha residential parcel of land.

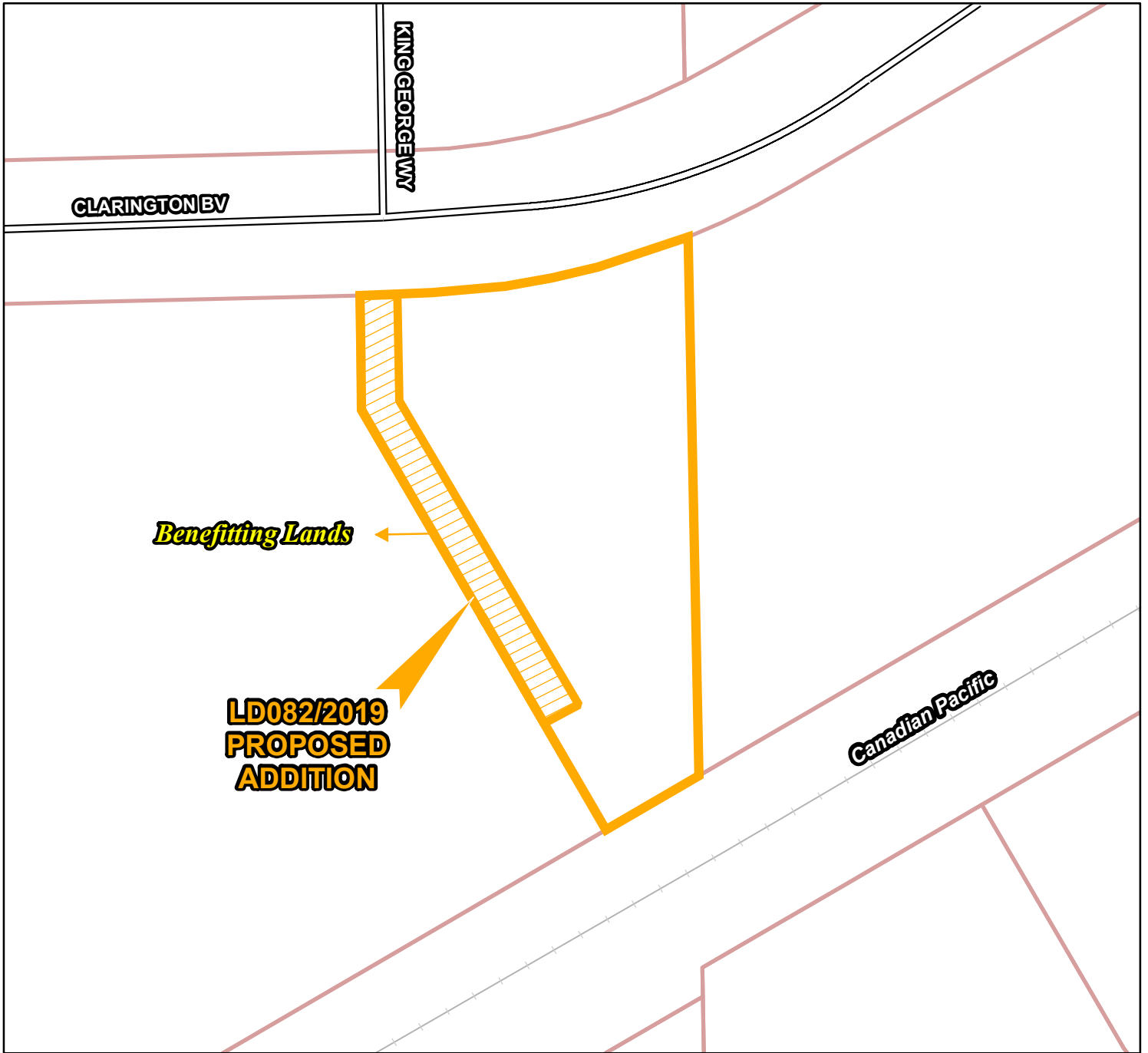
Note: Location Map on next page

Land Division Application No: LD082/2019

Nature of Application: Proposed Addition

Municipality: Township of Clarington

Address: 55 Clarington Boulevard



Legend



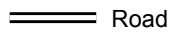
Subject Land



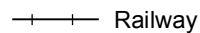
Retained Land



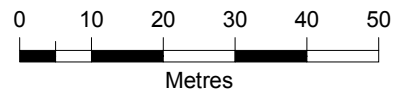
Parcel



Road



Railway



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Data Sources:

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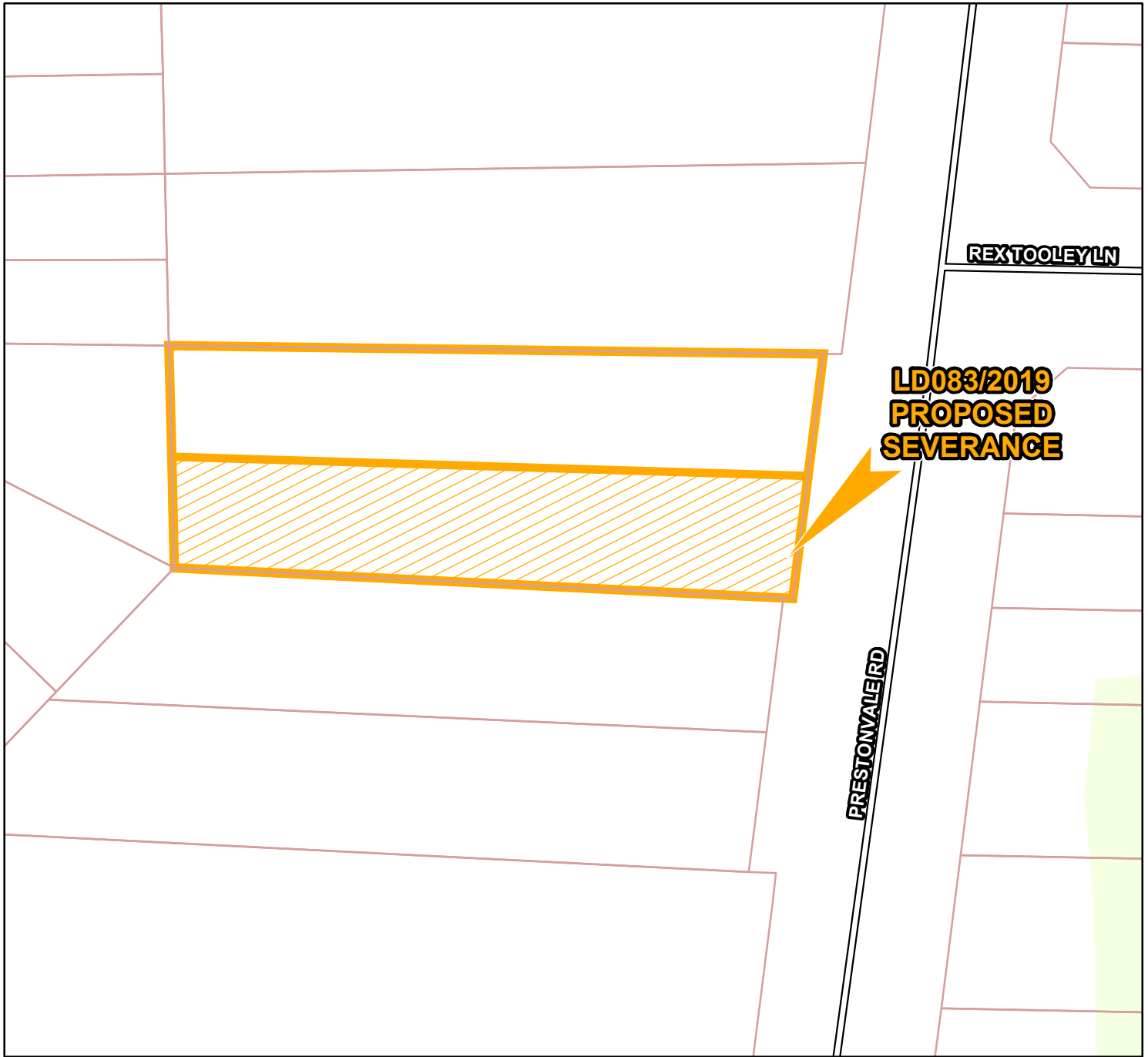
31. File: LD 083/2019

Owner: Cahill-Pendrigh, Deborah
Serk, Gerald Kenneth
Location: Lot 33, Conc. 2
Mun. of Clarington



Consent to sever a vacant 896.7 m² residential parcel of land, retaining a vacant 921.6 m² residential parcel of land.

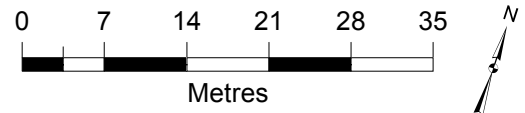
Note: Location Map on next page

Land Division Application No: LD083/2019
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 2406 Prestonvale Road, Courtice



Legend

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



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6. Date of Next Meeting: August 12, 2019

7. Adjournment