



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, June 6, 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 May 9, 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 055/2022

Owner: Kurt Zauerhagen

Agent: James Church

Location: Lot 3, PLN N675

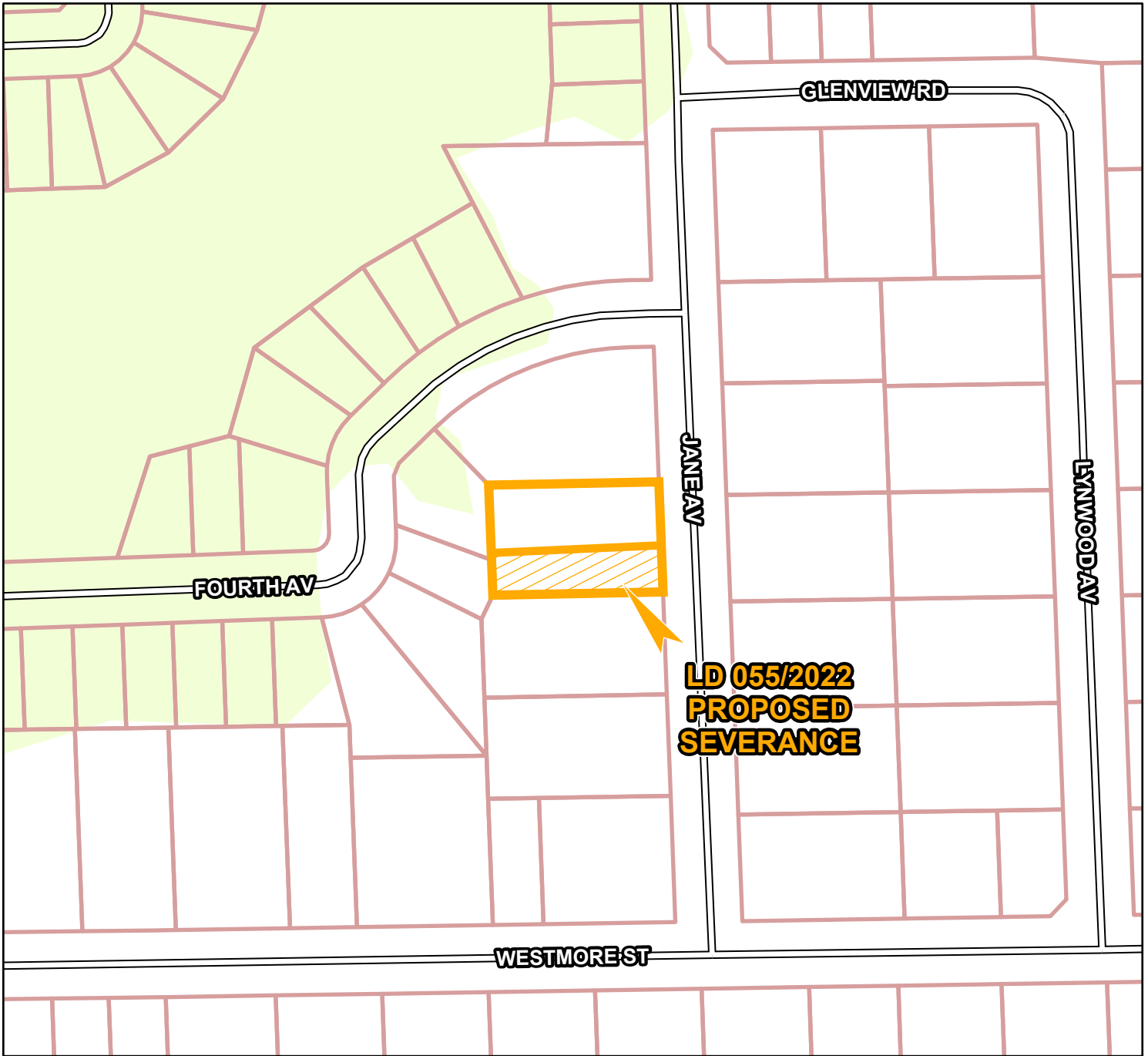
Address: 18 JANE AVE, Clarington, ON

Municipality of Clarington

Consent to sever a 683.5 m2 residential parcel of land, retaining a 1,009.5 m2 residential parcel of land with an existing dwelling to remain.

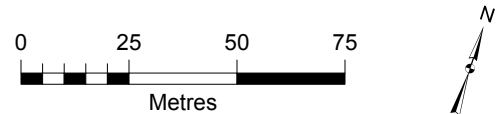


Land Division Application: LD 055/2022  
Nature of Application: Proposed Severance of Land  
Municipality: Municipality of Clarington  
Address: 18 Jane Avenue, Courtice



Legend

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



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2. LD 056/2022

Owner: 12588871 Canada Inc.

Agent: 12588871 Canada Inc.

Location: Lot 3, BLK 17

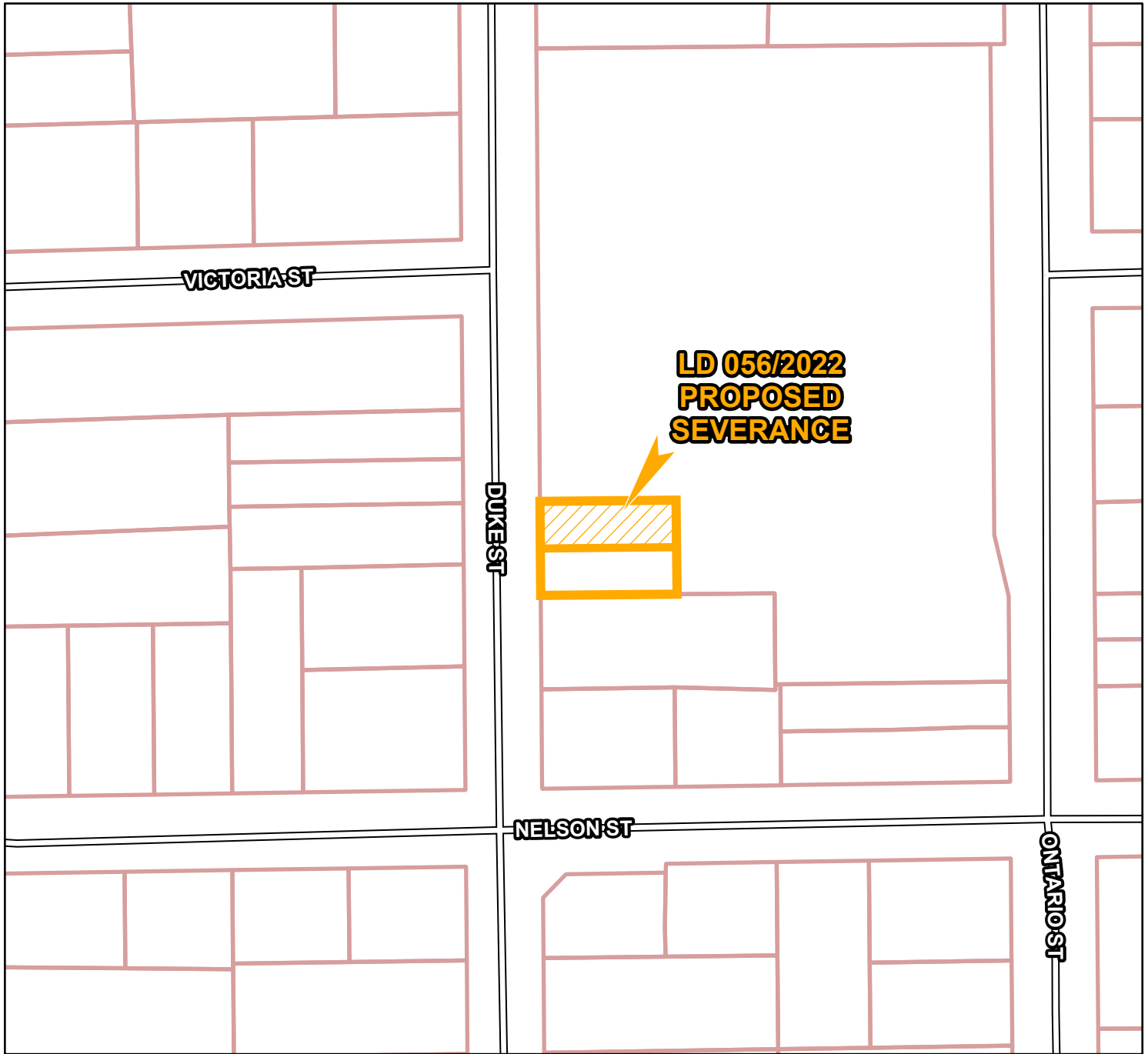
Address: 53 DUKE ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 295.66 m<sup>2</sup> residential parcel of land retaining a vacant 296 m<sup>2</sup> residential parcel of land for future development.

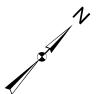
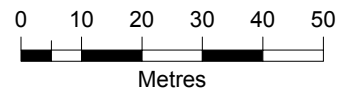


Land Division Application: LD 056/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Municipality of Clarington  
 Address: 53 Duke Street, Bowmanville



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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3. LD 057/2022

Owner: Heather Horsley

Steven Horsley

Agent: Heather Horsley

Location: Lot 28, Conc. 6

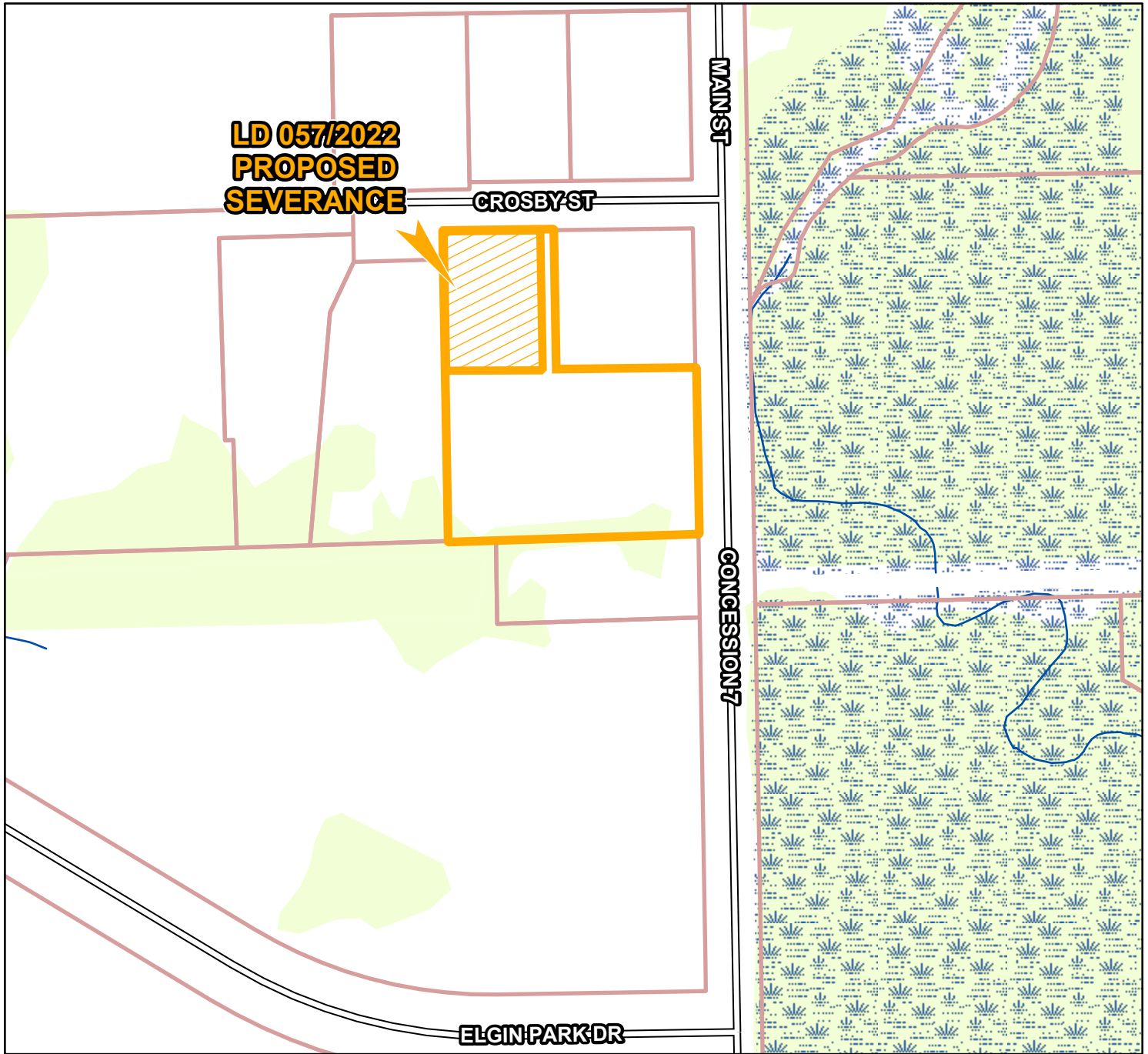
Address: 3 CROSBY ST, Uxbridge, ON

Township of Uxbridge

Consent to sever a 1,753.11 m<sup>2</sup> non-farm related rural residential parcel of land, retaining a 5,731.40 m<sup>2</sup> non-farm rural residential parcel of land.

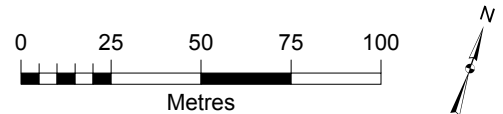


Land Division Application: LD 057/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Township of Uxbridge  
 Address: 3 Crosby Street



Legend

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



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4. LD 058/2022

Owner: Jennifer Elane Koenen

Agent: H. F. Grander Co. Ltd.

Location: Lot 16, Conc. 4

Address: 1540 KING ST, Scugog, ON

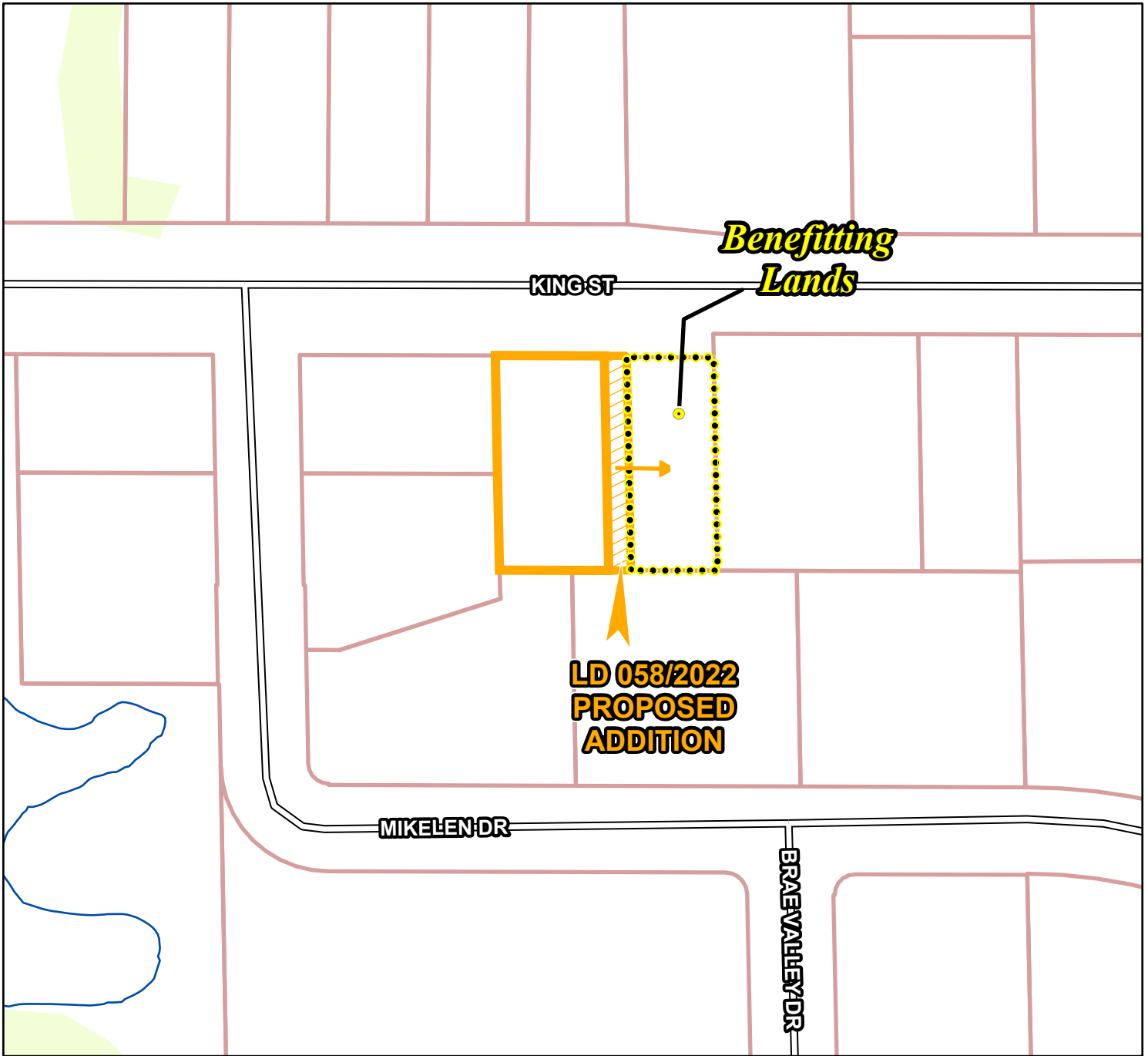
Township of Scugog

Consent to add a vacant a 257 m<sup>2</sup> residential parcel of land, retaining a 1,257 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.




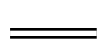




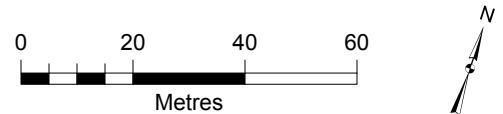


Land Division Application: LD 058/2022  
 Nature of Application: Proposed Addition of Land  
 Municipality: Township of Scugog  
 Address: 1540 King Street, Port Perry



Legend

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



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5. LD 059/2022

Owner: Harold Ray & Mary Lynn Guthrie

Agent: Fieldgate Developments

Location: Lot 32, Con. 3

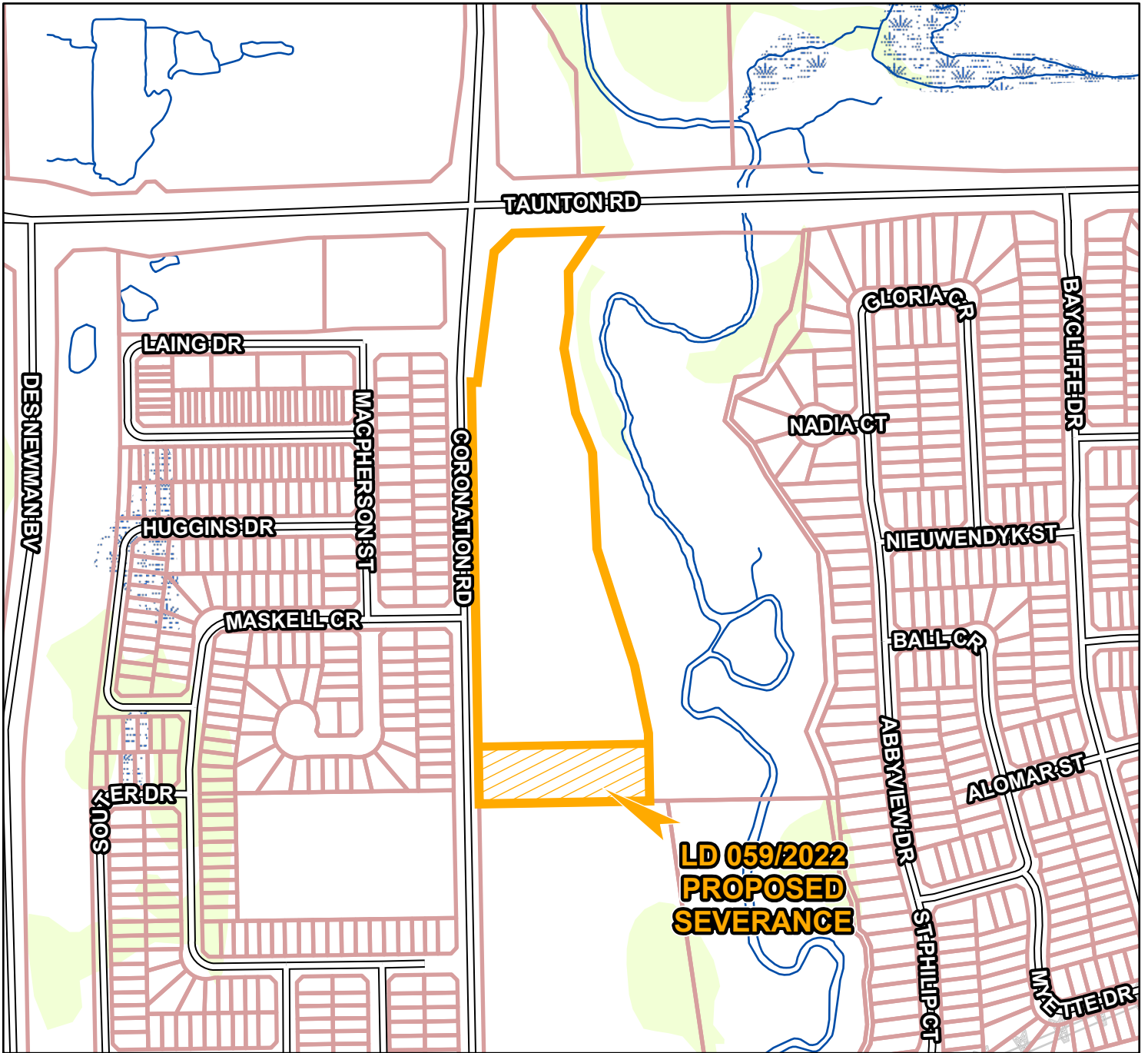
Address: 3825 CORONATION RD, Whitby, ON

Town of Whitby







Consent to sever a vacant 0.724 HA agricultural parcel of land, retaining a 4.545 HA agricultural parcel of land with an existing structure to remain.

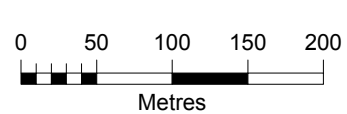


Land Division Application: LD 059/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 3825 Coronation Road



Legend

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



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6. LD 060/2022

Owner: Carl James Lowery

Agent: Municipal Solutions Inc.

Location: Lot 22 & 23 Conc. 6

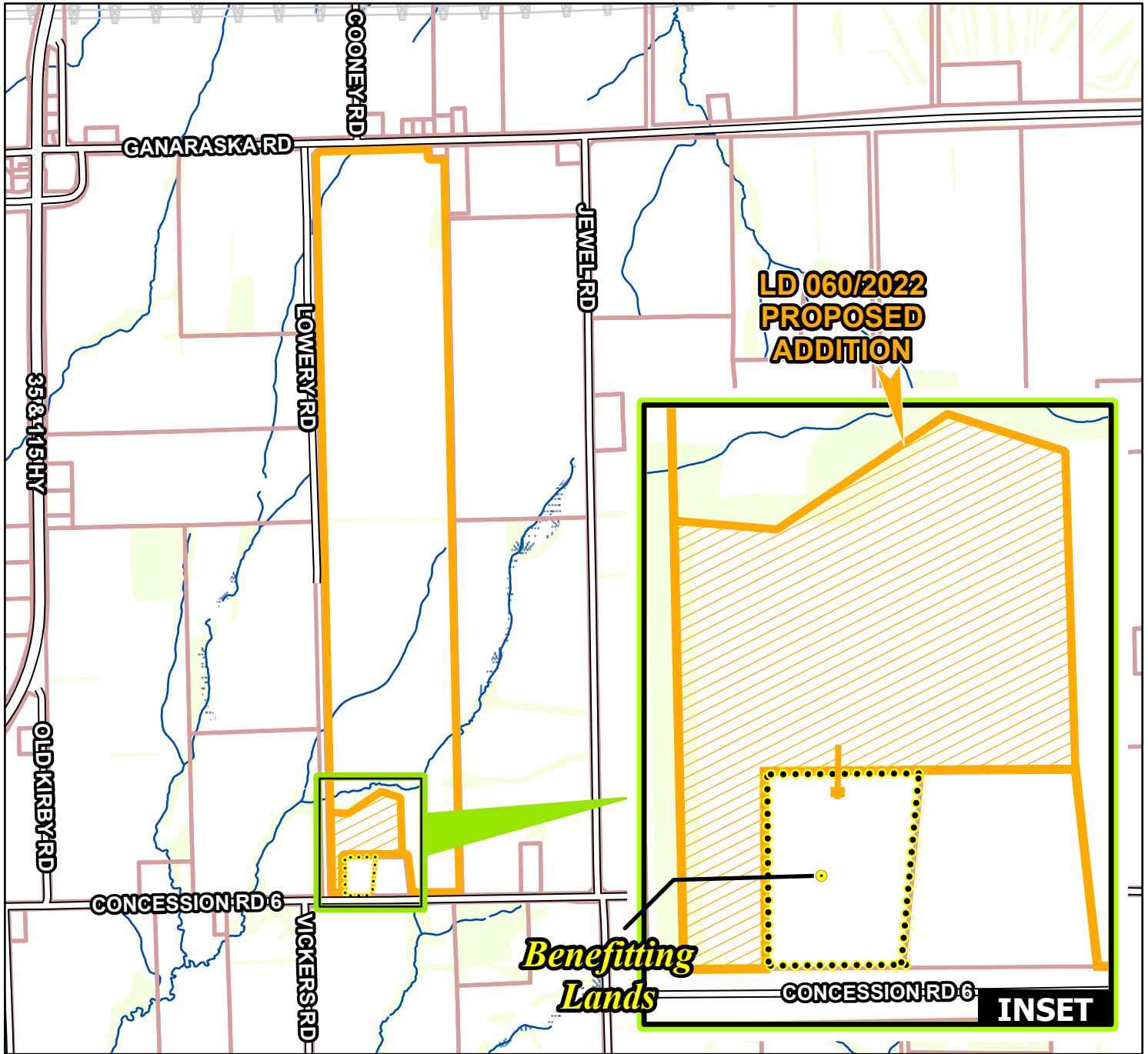
Address: 6765 LOWERY RD, Clarington, ON

Municipality of Clarington





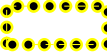



Consent to add a vacant 3.98 HA Agricultural parcel of land to the south, retaining a vacant 74.17 HA agricultural parcel of land.

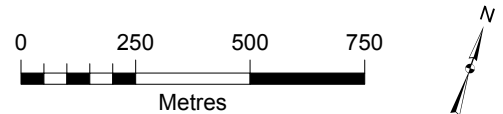


Land Division Application: LD 060/2022  
 Nature of Application: Proposed Addition of Land  
 Municipality: Municipality of Clarington  
 Address: 6765 Lowery Road



**Legend**

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



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7. LD 061/2022

Owner: 2481414 Ontario Inc.

Agent: Mark Shepherd

Location: Lot 5, Con. BFC

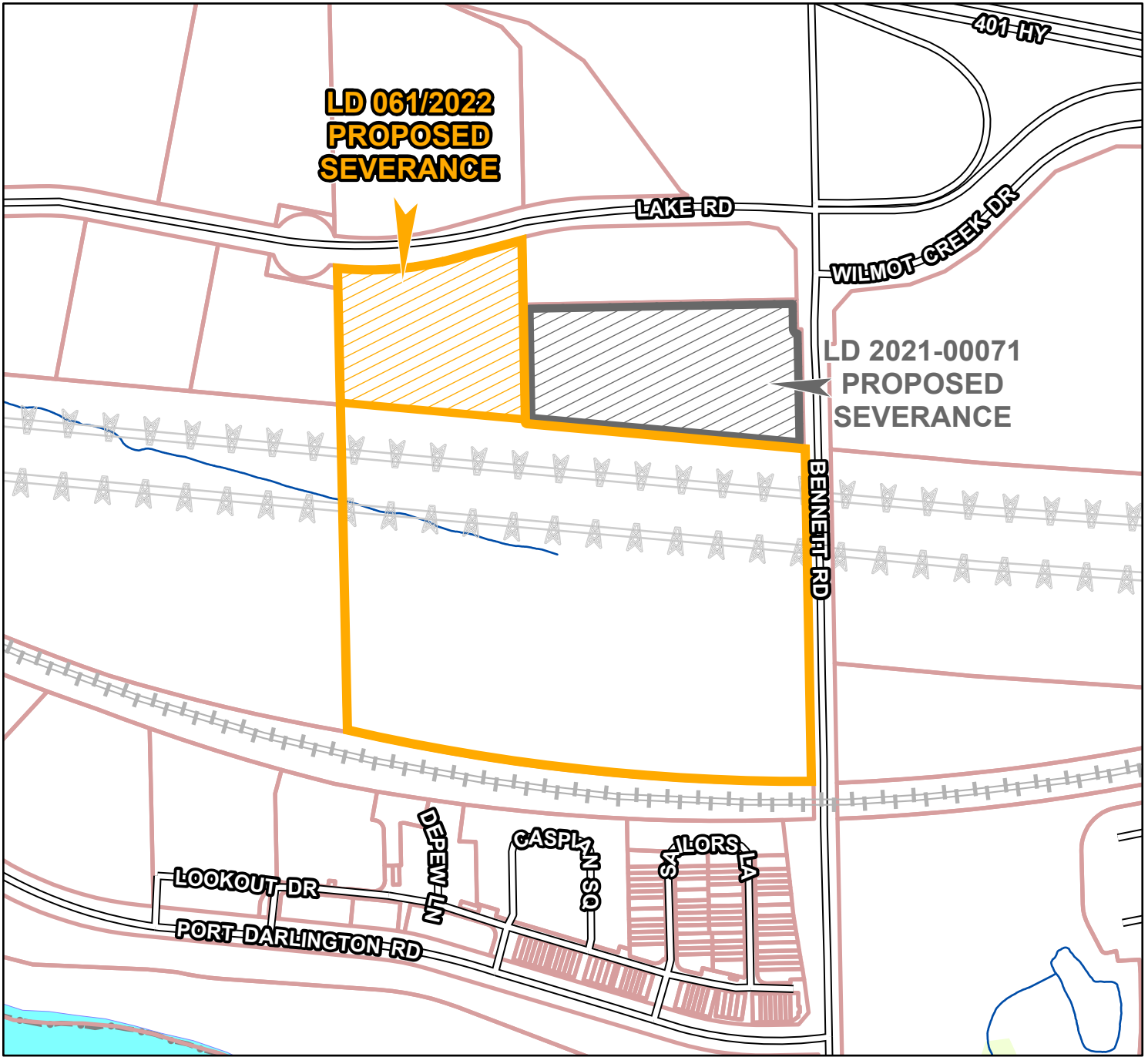
Address: 318 BENNETT RD, Clarington, ON

Municipality of Clarington






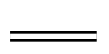
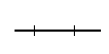


Consent to sever a vacant 2.15 HA industrial parcel of land, retaining a vacant 11.30 HA industrial parcel of land.

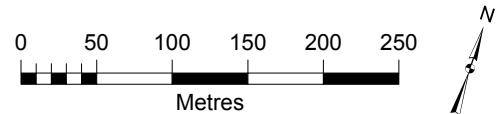


Land Division Application: LD 061/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Municipality of Clarington  
 Address: 318 Bennett Road, Bowmanville



Legend

- |   |              |   |               |
|---|--------------|---|---------------|
|  | Subject Land |  | Retained Land |
|  | Parcel       |  | LD 2021-00071 |
|  | Lake/Pond    |  | Road          |
|  | Railway      |  | Hydro Line    |
|   |              |  | Watercourse   |



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8. LD 062/2022

Owner: Marvel Homes Inc.

Agent: Marvel Homes Inc.

Location: Lot 33, Con. BF

Address: 1424 ALTONA RD, Pickering, ON

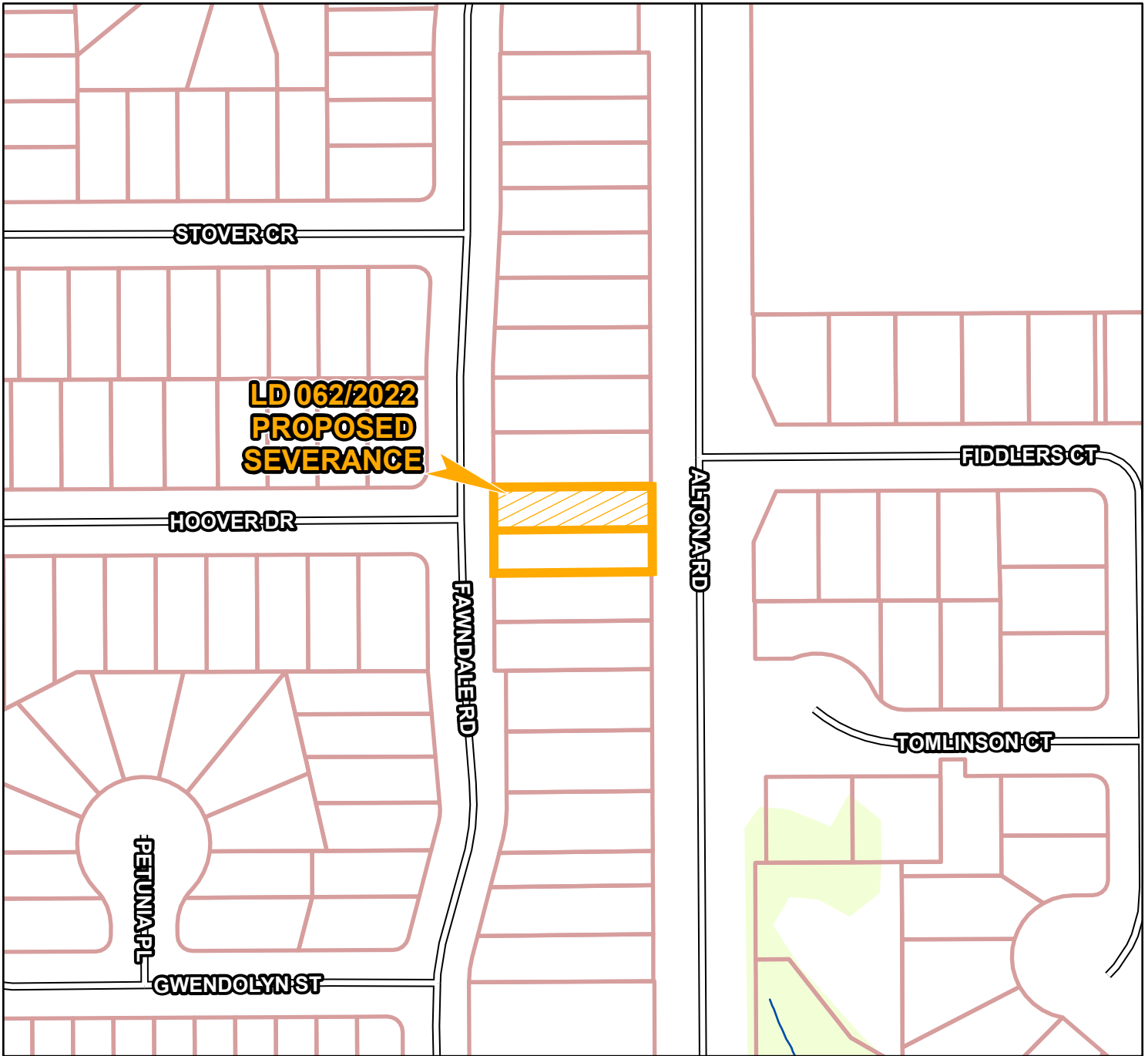
City of Pickering

Consent to sever a 609.3 m<sup>2</sup> residential parcel of land, retaining a 609.28 m<sup>2</sup> with existing dwelling to be demolished.




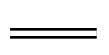

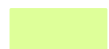


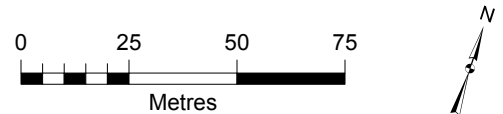


Land Division Application: LD 062/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 1424 Altona Road



Legend

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



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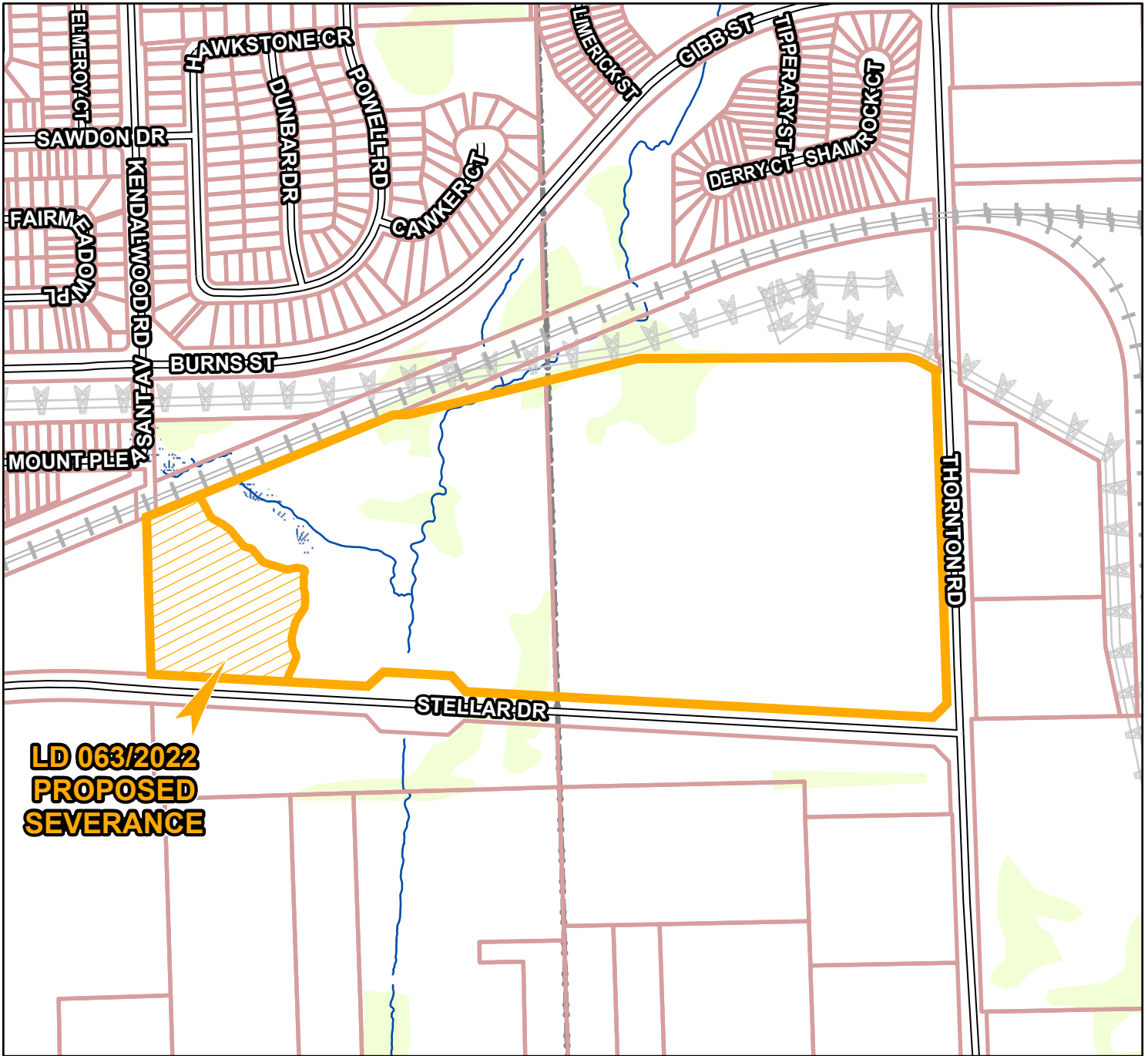
9. LD 063/2022

Owner: Halloway Developments Limited  
Agent: GHD Ltd. C/O Samantha Chow  
Location: Lot 17, 18, Conc. 1  
Address: THORNTON RD S, Whitby, ON  
Town of Whitby

Consent to sever a vacant 2.33 HA industrial parcel of land, retaining a 22.4 HA industrial parcel of land.




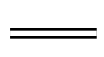
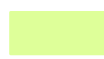
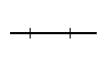




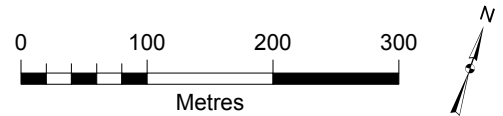
Land Division Application: LD 063/2022  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: Stellar Drive and Thornton Road South



**LD 063/2022  
 PROPOSED  
 SEVERANCE**

Legend

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



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10. LD 064/2022

Owner: Bradley Bradshaw

Agent: Bradley Bradshaw

Location: Lot 11, Con 1

Address: 123 ONTARIO ST, Clarington, ON

Municipality of Clarington

Consent to sever a vacant 513 m<sup>2</sup> residential parcel of land, retaining 513 m<sup>2</sup> residential parcel of land for future development.

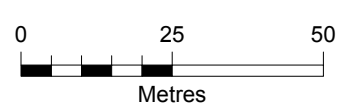


Land Division Application: LD 064/2022  
Nature of Application: Proposed Severance of Land  
Municipality: Municipality of Clarington  
Address: 123 Ontario Street, Bowmanville



Legend

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



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**6. Date of Next Meeting: July 11, 2022**

**7. Adjournment**