



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, June 7, 2021**

**1:00 PM**

**Council Chambers  
Regional Headquarters Building 605  
Rossland Road East, Whitby**

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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.

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**1. Adoption of Minutes**

Land Division Committee meeting held on May 10, 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 038/2021

**Tabled: March 15, 2021**

Owner: Nuteck Homes Ltd.

Agent: Grant Morris Associates Ltd.

Location: Lot 31, Conc. Range 3

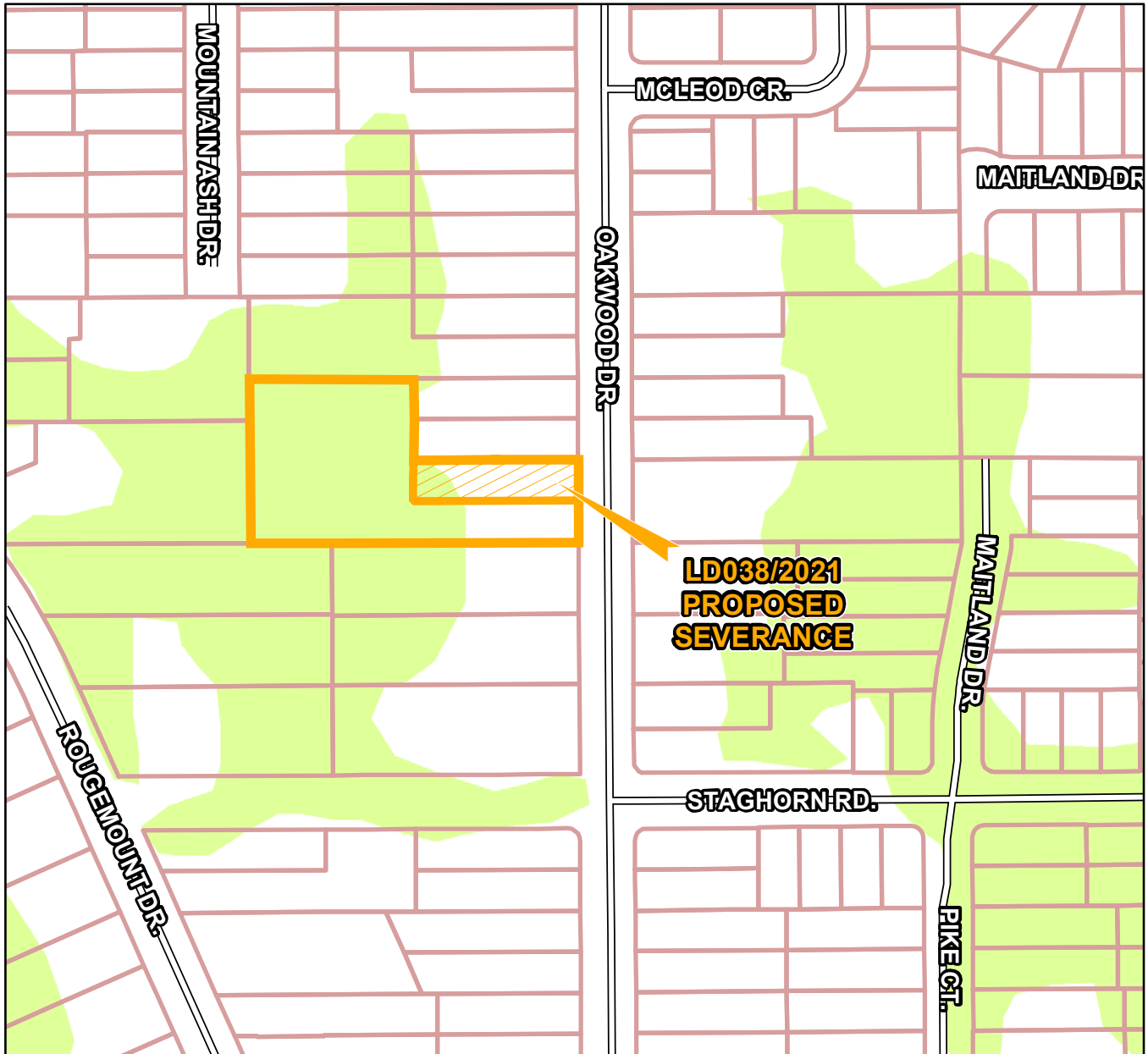
City of Pickering

Consent to sever a 929.11 m<sup>2</sup> residential parcel of land, retaining a 4,639.60 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

**Note: Location Map on next page**

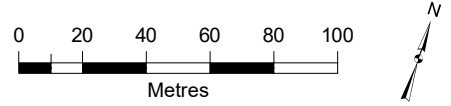


Land Division Application No: LD038/2021  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 516 Oakwood Drive



Legend

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



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2. File: LD 051/2021

Owner: Byron, Sue  
Agent: Church, James  
Location: Lot 32, Conc. 2  
Mun. of Clarington

Consent to sever a vacant 610 m<sup>2</sup> residential parcel of land, retaining a 742 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

**Note: Location Map on next page**



Land Division Application No: LD051/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 5 Phair Avenue



Legend



Subject Land



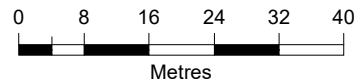
Retained Land



Parcel



Road



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3. File: LD 062/2021

Owner: Penfound, Kourtney  
Holmes, Jordan

Location: Lot 11, Conc. 1  
Mun. of Clarington

Consent to sever a 539 m<sup>2</sup> residential parcel of land with an existing dwelling to remain, retaining a 541 m<sup>2</sup> residential lot with an existing dwelling to remain.

**Note: Location Map on next page**



Land Division Application No: LD062/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 29 Duke Street - Bowmanville



Legend



Subject Land



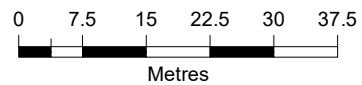
Retained Land



Parcel



Road



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4. File: LD 063/2021

Owner: McRae, Reuban & Kathryn  
Location: Lot 28, Conc. 1  
Mun. of Clarington

Consent to sever a vacant 582.2 m<sup>2</sup> residential parcel of land retaining a 585.3 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

**Note: Location Map on next page**





Land Division Application No: LD063/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 82 Beaver Street - Newcastle



Legend



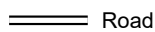
Subject Land



Retained Land



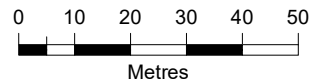
Parcel



Road



Vegetation



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5. File: LD 064/2021

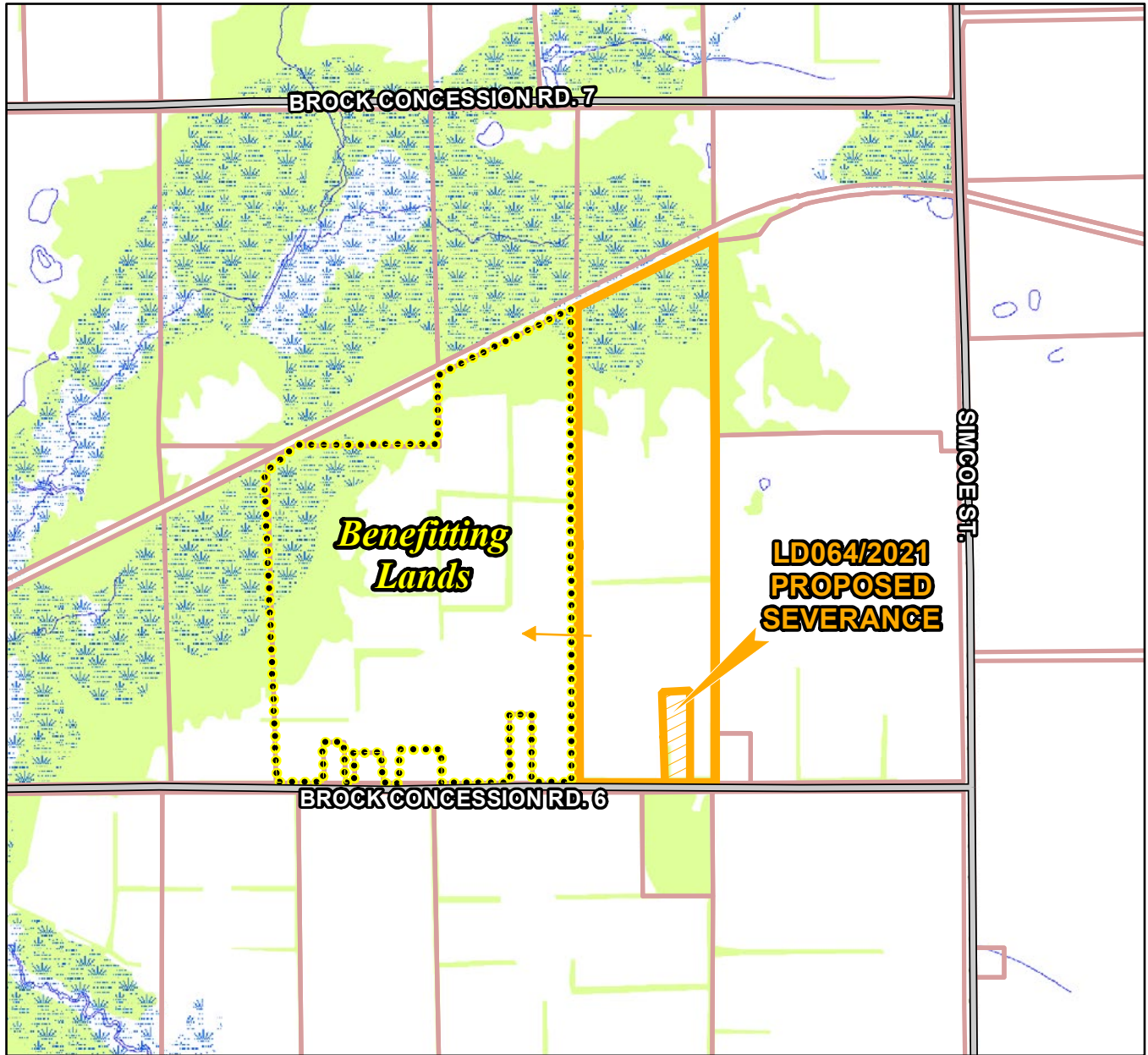
Owner: Phoenix, Sherry Lynn  
Phoenix, Daryl James William  
Agent: Clark Consulting Services  
Location: Lot 23, Conc. 6  
Twp. of Brock

Consent to sever a 1.02 ha farm related rural residential parcel of land with an existing dwelling to remain, retaining a 31.83 ha agricultural parcel of land.










**Note: Location Map on next page**

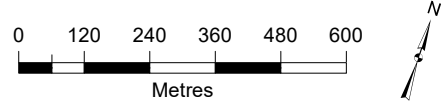


Land Division Application No: LD064/2021  
 Nature of Application: Proposed Severance of Land  
 Municipality: Township of Brock  
 Address: S2205 Concession Road 6 - Sunderland



**Legend**

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



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6. File: LD 065/2021

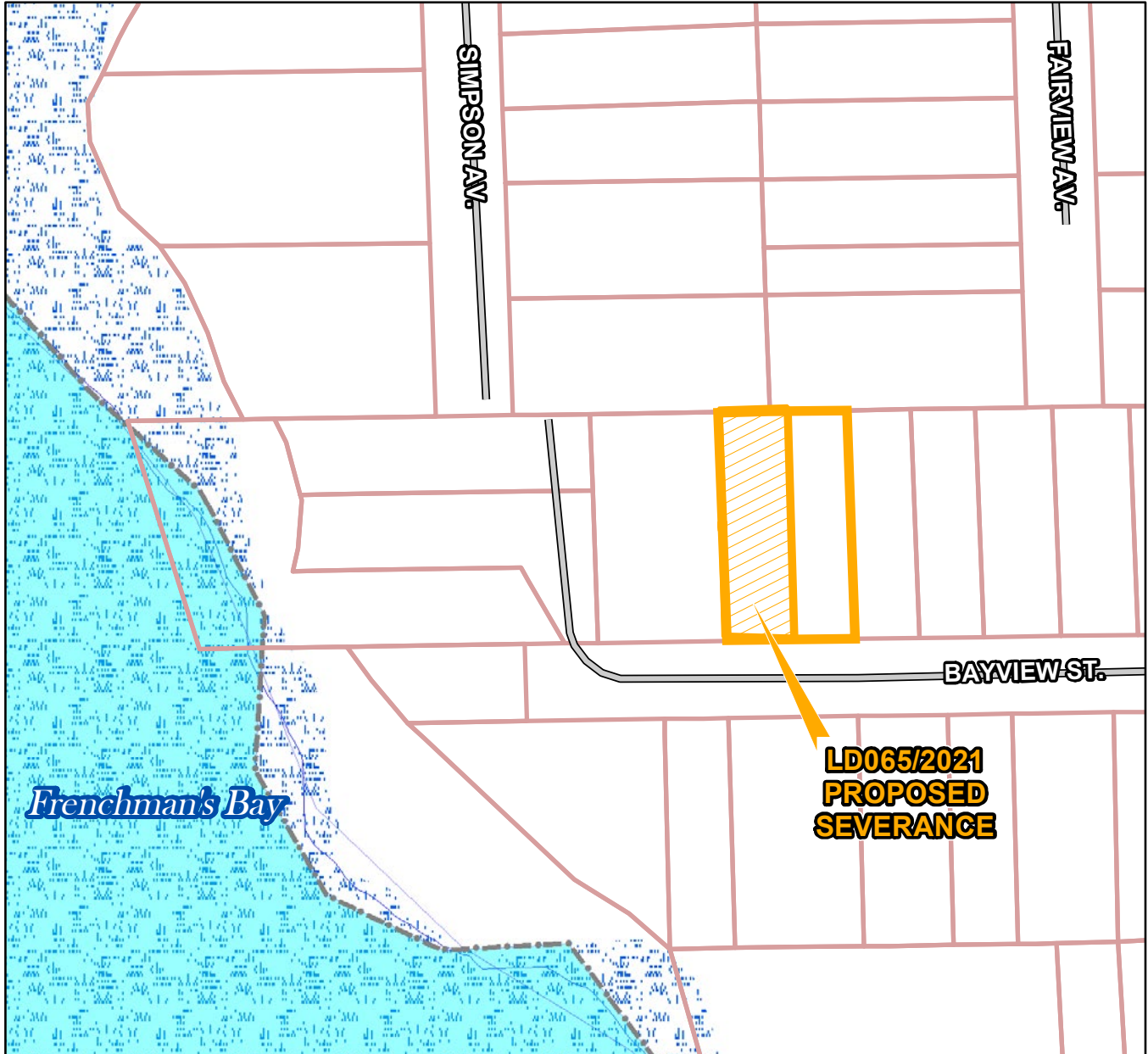
Owner: Canaan Canada Developments Ltd.  
Agent: Gerber, Joel  
Location: Lot 23, Conc. Rnge 3  
City of Pickering

Consent to sever a 206.3 m<sup>2</sup> residential parcel of land, retaining a 206.4 m<sup>2</sup> residential parcel of land for future development. Existing dwelling is to be demolished.

**Note: Location Map on next page**

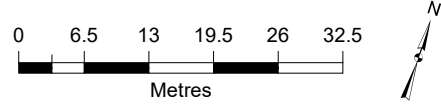


Land Division Application No: LD065/2021  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1240 Bayview Street



Legend

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



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7. File: LD 066/2021

Owner: 2797373 Ontario Ltd.  
Molinaro, Cesare  
Location: Lot 27, Conc. 1  
City of Pickering

Consent to sever a vacant 911.2 m<sup>2</sup> residential parcel of land, retaining a 1,081.4 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

**Note: Location Map on next page**



Land Division Application No: LD066/2021  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1268 Spruce Hill Road



Legend



Subject Land



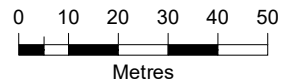
Retained Land



Parcel



Road



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8. File: LD 067/2021

Owner: Subramaniam, Manoharan  
Asokkanth, Abiramithevi  
Santhiralingam, Premkanth  
Agent: Santhiralingam, Asokanth  
Location: Lot 19, Conc. 1  
City of Pickering

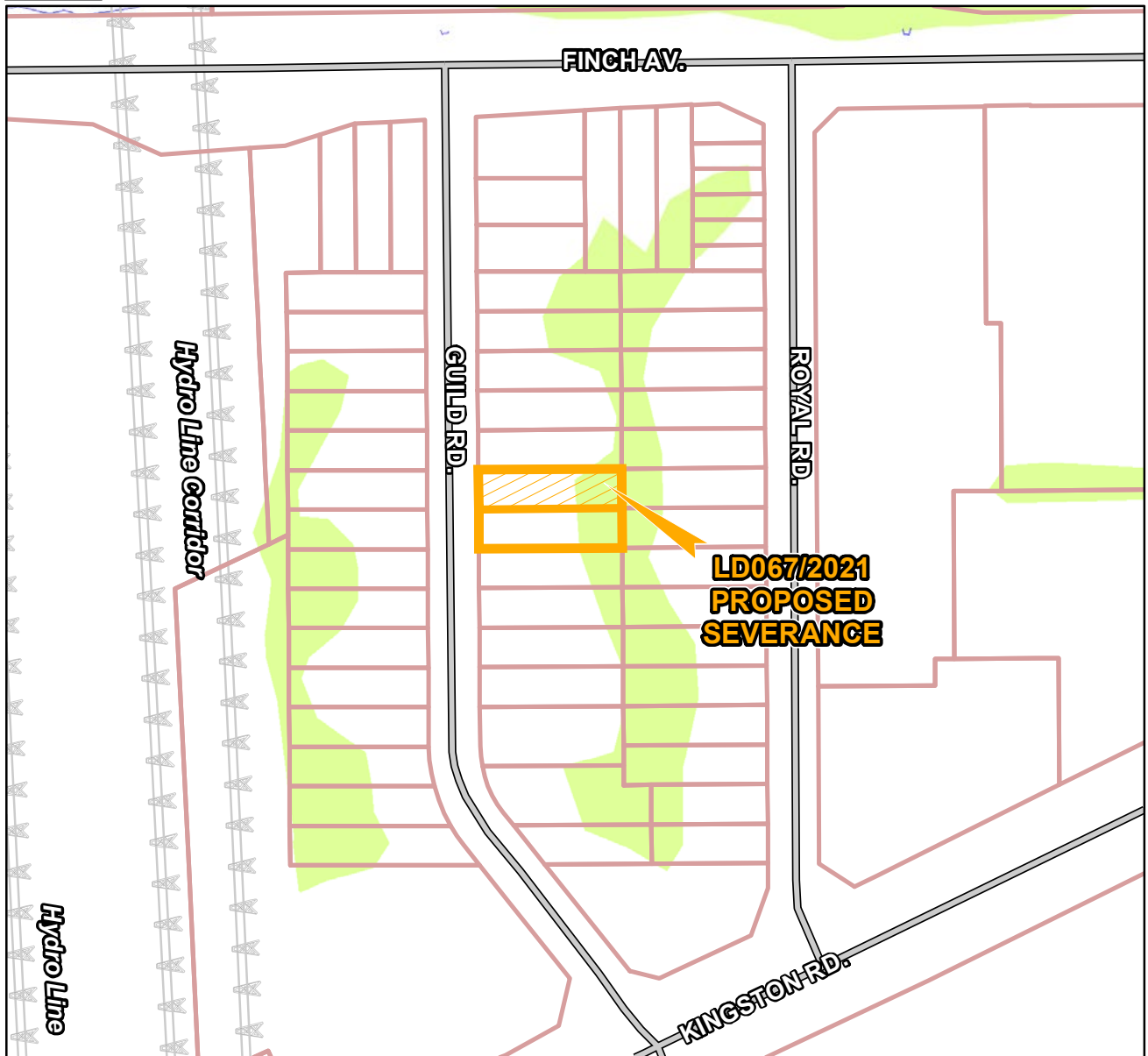
Consent to sever an 876.58 m<sup>2</sup> residential parcel of land, retaining an 876.58 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

**Note: Location Map on next page**



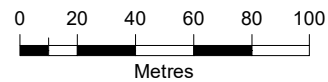


Land Division Application No: LD067/2021  
Nature of Application: Proposed Severance of Land  
Municipality: City of Pickering  
Address: 1981 Guild Road



Legend

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



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9. File: LD 068/2021

Owner: Timberridge Carpentry Inc.

Agent: H F Grander Co. Ltd.

Location: Lot 28, Conc. 6

Twp. of Uxbridge

Consent to sever a 1,348 m<sup>2</sup> residential parcel of land, retaining a 1,155 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.






**Note: Location Map on next page**

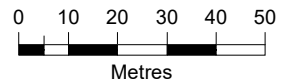


Land Division Application No: LD068/2021  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Uxbridge  
Address: 59 Cemetery Road - Uxbridge



Legend

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



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**6. Date of Next Meeting:** July 12, 2021

**7. Adjournment**

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