



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, November 1, 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 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 October 4, 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**

**# File**

1. LD-2021-00024

Owner: Donna Lynn Pinguet

Mark Raoul Pinguet

Agent: Wilson Associates

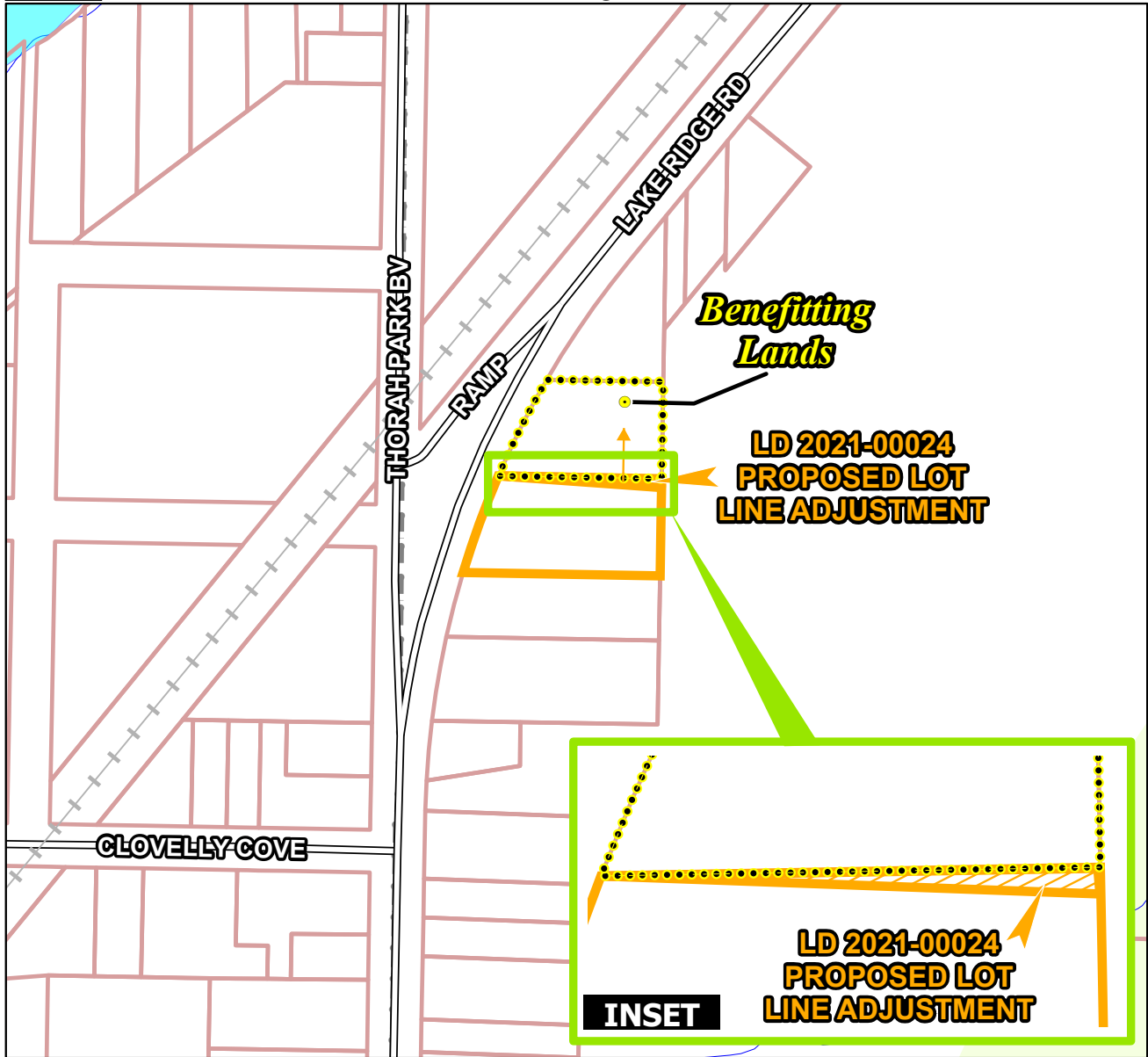
Location: Lot 1, Concession 14

Township of Brock

Consent to add a vacant 188 m2 hamlet parcel of land to the north, retaining a 3,718 m2 hamlet parcel of land.

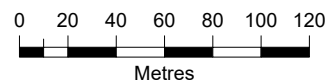


Land Division Application No: LD 2021-00024  
 Nature of Application: Proposed Lot Line Adjustment  
 Municipality: Brock  
 Address: B23625 Lakeridge Road North, Brock



Legend

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



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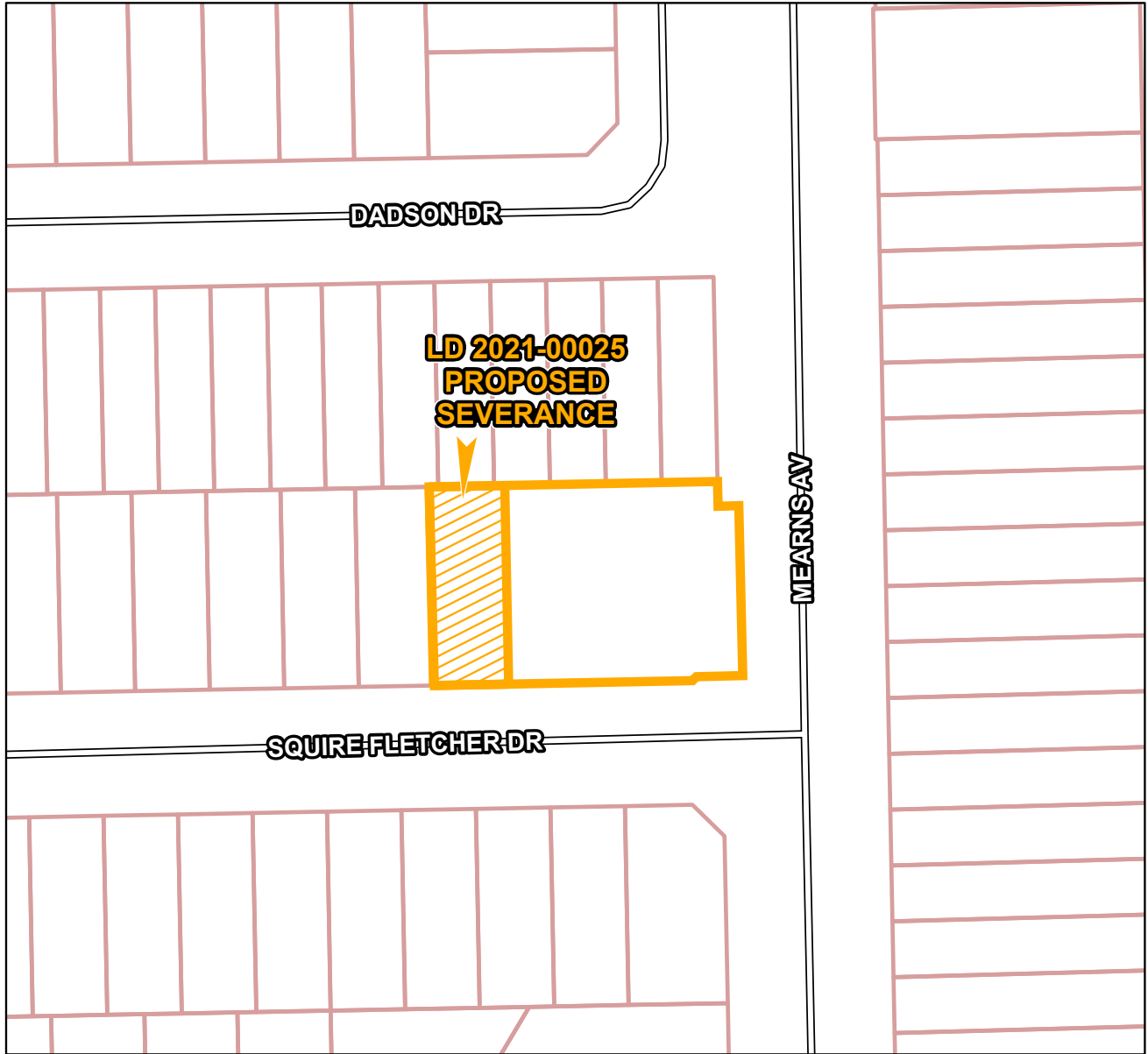
2. LD-2021-00025

Owner: 812716 Ontario Ltd.  
Agent: Batory Planning  
Location: Lot 9, Concession 1  
Municipality of Clarington

Consent to Sever a vacant 390 m2 residential parcel of land, retaining a 710 m2 residential parcel of land with an existing dwelling to remain.

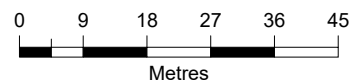


Land Division Application No: LD 2021-00025  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 60 Mearns Ave., Bowmanville



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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3. LD-2021-00026

Owner: 812716 Ontario Ltd.  
Agent: Batory Planning  
Location: Lot 9, Concession 1  
Municipality of Clarington

Consent to sever a vacant 390 m2 residential parcel of land retaining a 710 m2 residential parcel of land with an existing dwelling to remain.

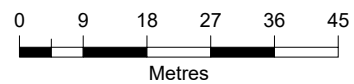


Land Division Application No: LD 2021-00026  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 60 Mearns Ave., Bowmanville



Legend

- Subject Land
- Retained Land
- Parcel
- Road
- LD 2021-00025



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4. LD-2021-00027

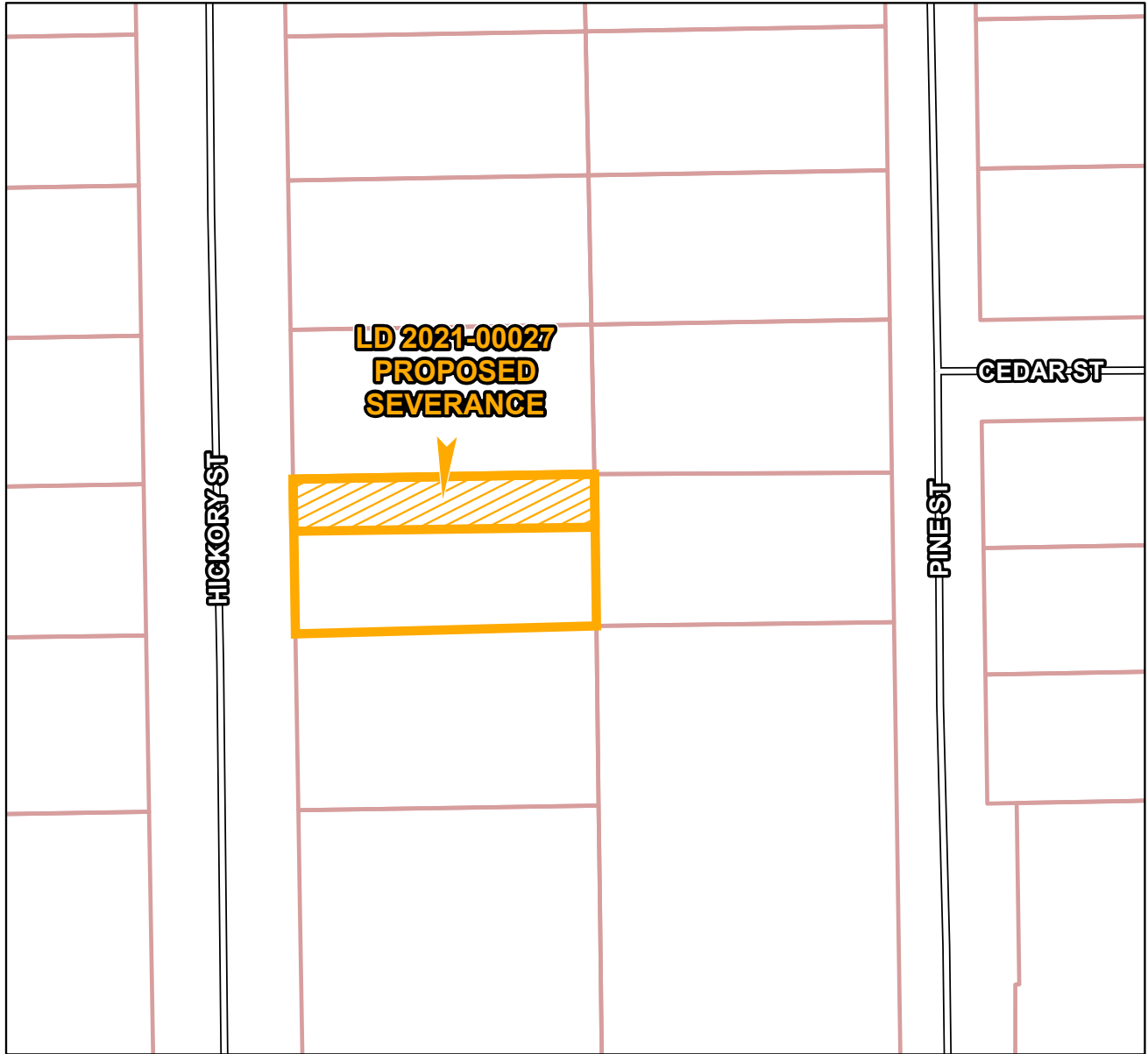
Owner: Dustin DeNoble  
Agent: Dustin DeNoble  
Location: Lot 25, Concession 2  
Town of Whitby

Consent to sever a 289 m<sup>2</sup> residential parcel of land, retaining a 524 m<sup>2</sup> residential parcel of land in an existing dwelling to be demolished.




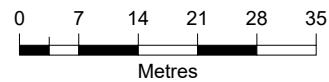


Land Division Application No: LD 2021-00027  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby  
Address: 125 Hickory Street



Legend

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



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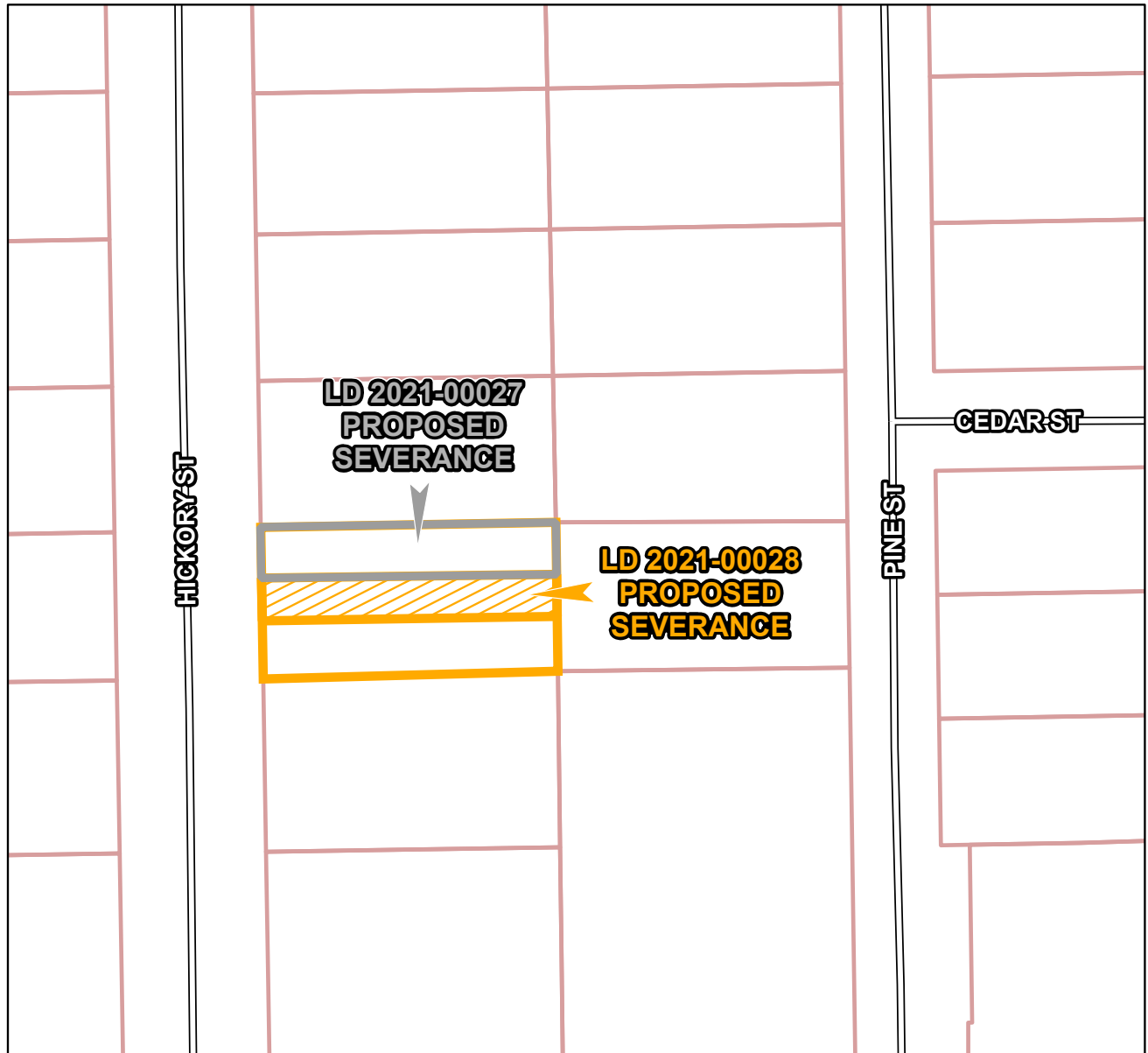
5. LD-2021-00028

Owner: Dustin DeNoble  
Agent: Dustin DeNoble  
Location: Lot 25, Concession 2  
Town of Whitby






Consent to sever a 234 m<sup>2</sup> residential parcel of land, retaining a 290 m<sup>2</sup> residential parcel of land existing dwelling to be demolished.

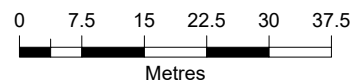


Land Division Application No: LD 2021-00028  
Nature of Application: Proposed Severance of Land  
Municipality: Town of Whitby  
Address: 125 Hickory Street



Legend

- |   |   |
|---|---|
|  Subject Land  |  Retained Land |
|  Parcel        |  Road          |
|  LD 2021-00027 |   |



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6. LD-2021-00029

Owner: The Highmark Group Inc.

Agent: The Biglieri Group

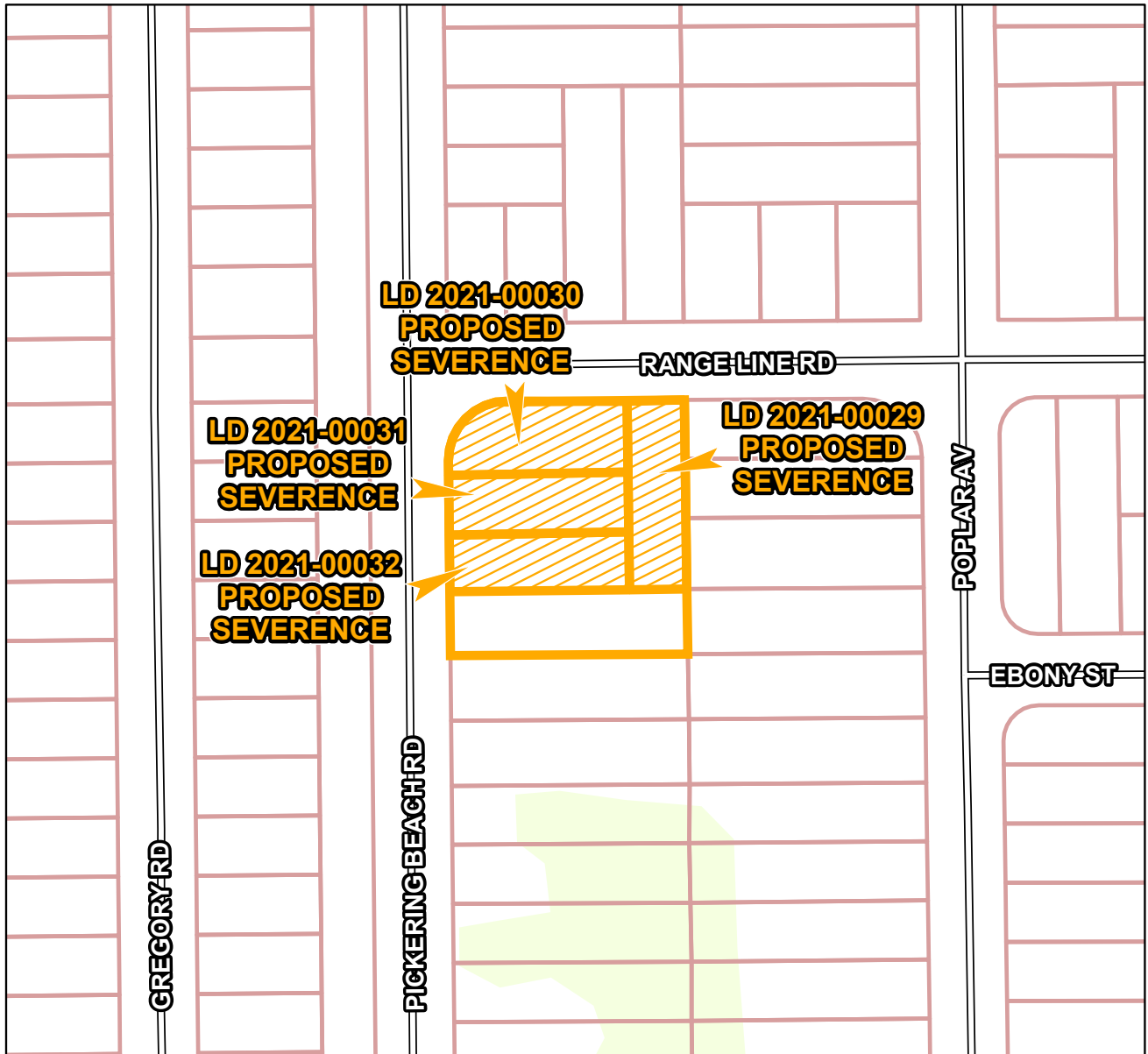
Location: Lot 6, Range 2

Town of Ajax








Consent to sever a vacant 765.7 m<sup>2</sup> residential parcel of land, retaining a 3,183.3 m<sup>2</sup> residential parcel of land.

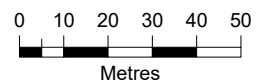


Land Division Application No: LD 2021-00029 to LD 2021-00032  
 Nature of Application: Proposed Severances of Land  
 Municipality: Ajax  
 Address: 951 Pickering Beach Road, Ajax



Legend

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



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7. LD-2021-00030

Owner: The Highmark Group Inc.

Agent: The Biglieri Group

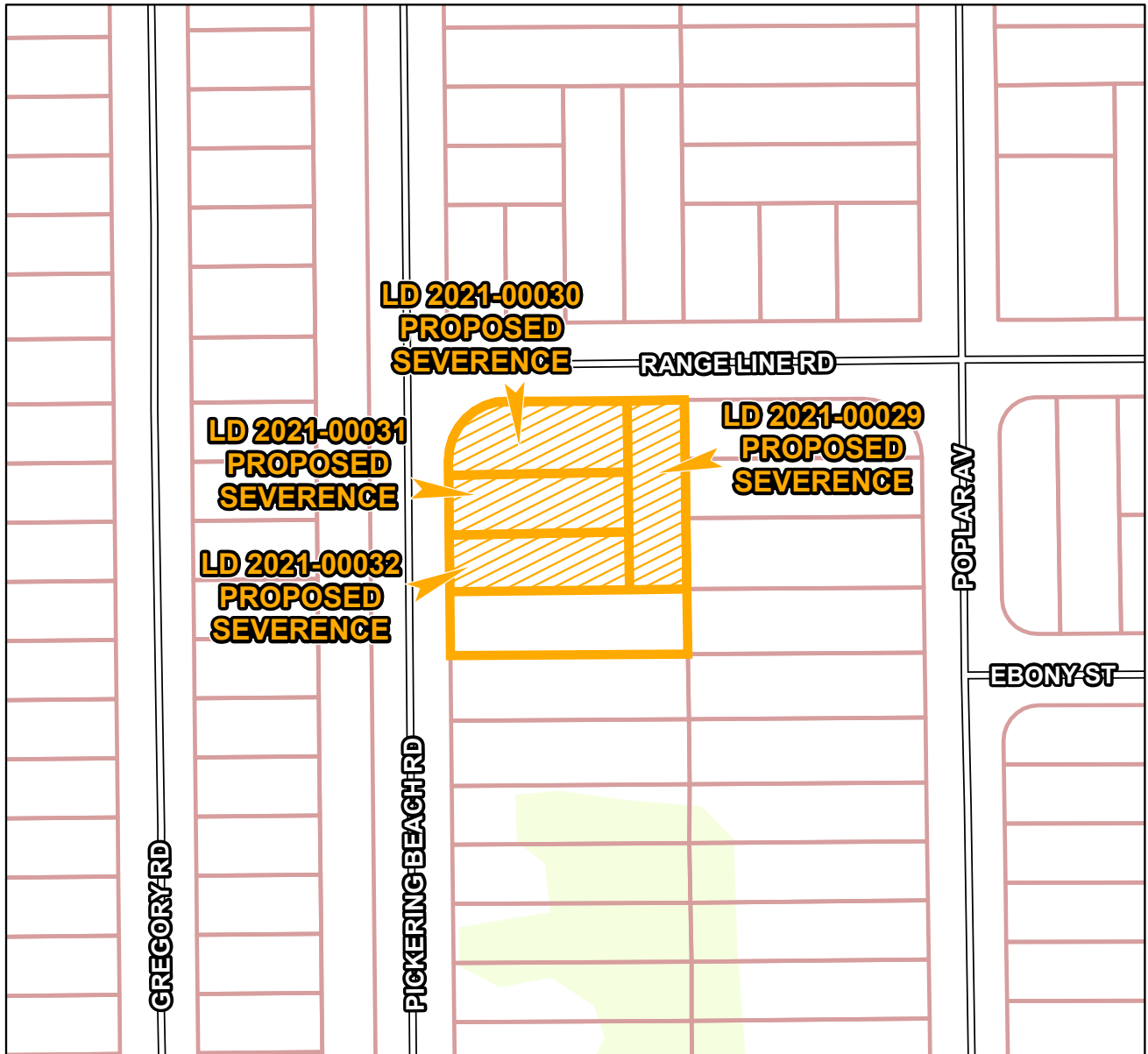
Location: Lot 6, Range 2

Town of Ajax








Consent to sever a vacant 855.5 m<sup>2</sup> residential parcel of land, retaining a 2,418 m<sup>2</sup> residential parcel of land.

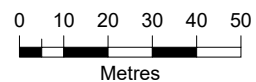


Land Division Application No: LD 2021-00029 to LD 2021-00032  
 Nature of Application: Proposed Severances of Land  
 Municipality: Ajax  
 Address: 951 Pickering Beach Road, Ajax



Legend

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



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8. LD-2021-00031

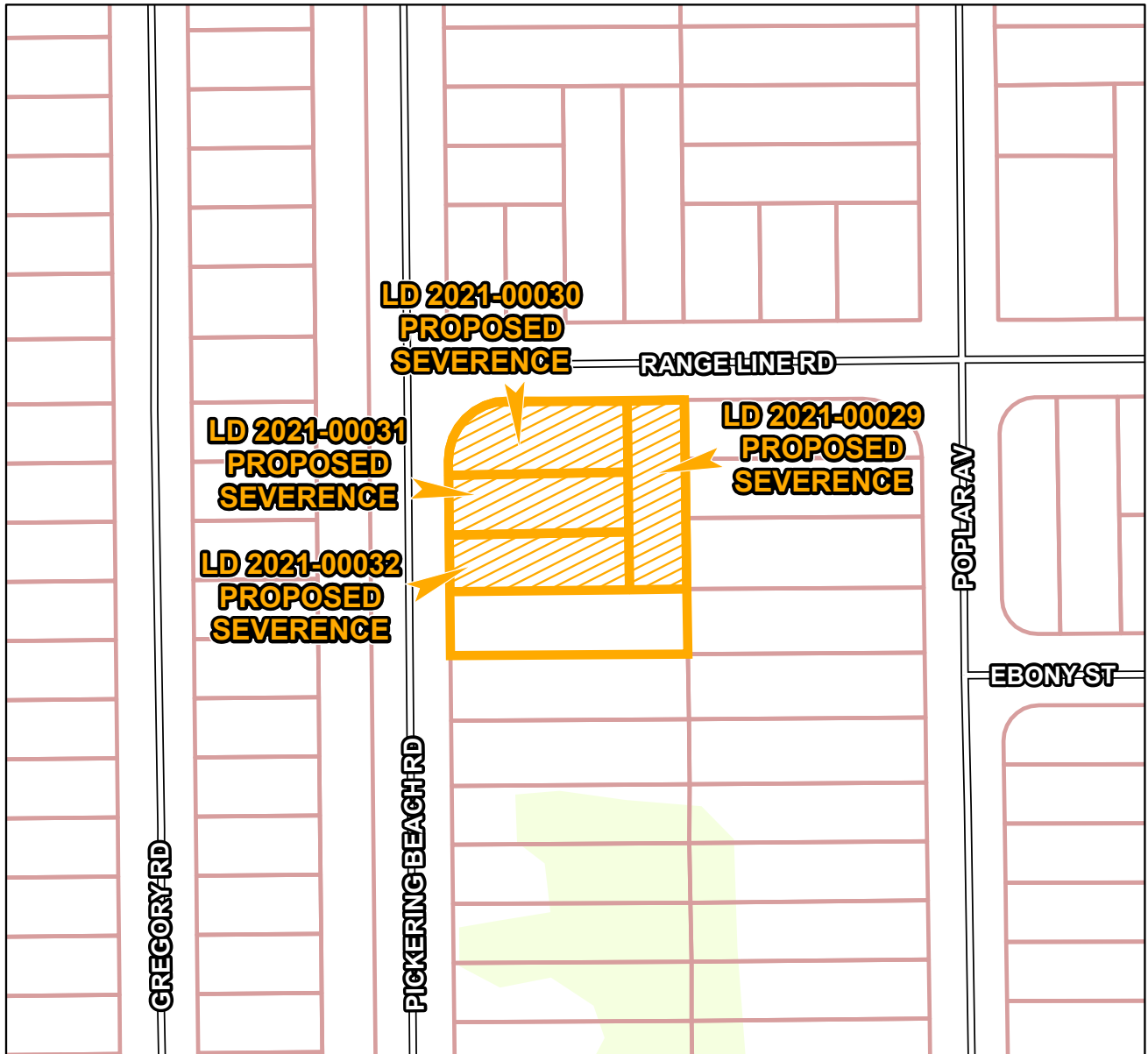
Owner: The Highmark Group Inc.  
Agent: The Biglieri Group  
Location: Lot 6, Range 2  
Town of Ajax

Consent to sever a vacant 698 m<sup>2</sup> residential parcel of land, retaining a 1,629.8 m<sup>2</sup> residential parcel of land.










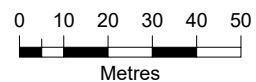


Land Division Application No: LD 2021-00029 to LD 2021-00032  
 Nature of Application: Proposed Severances of Land  
 Municipality: Ajax  
 Address: 951 Pickering Beach Road, Ajax



Legend

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



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9. LD-2021-00032

Owner: The Highmark Group Inc.

Agent: The Biglieri Group

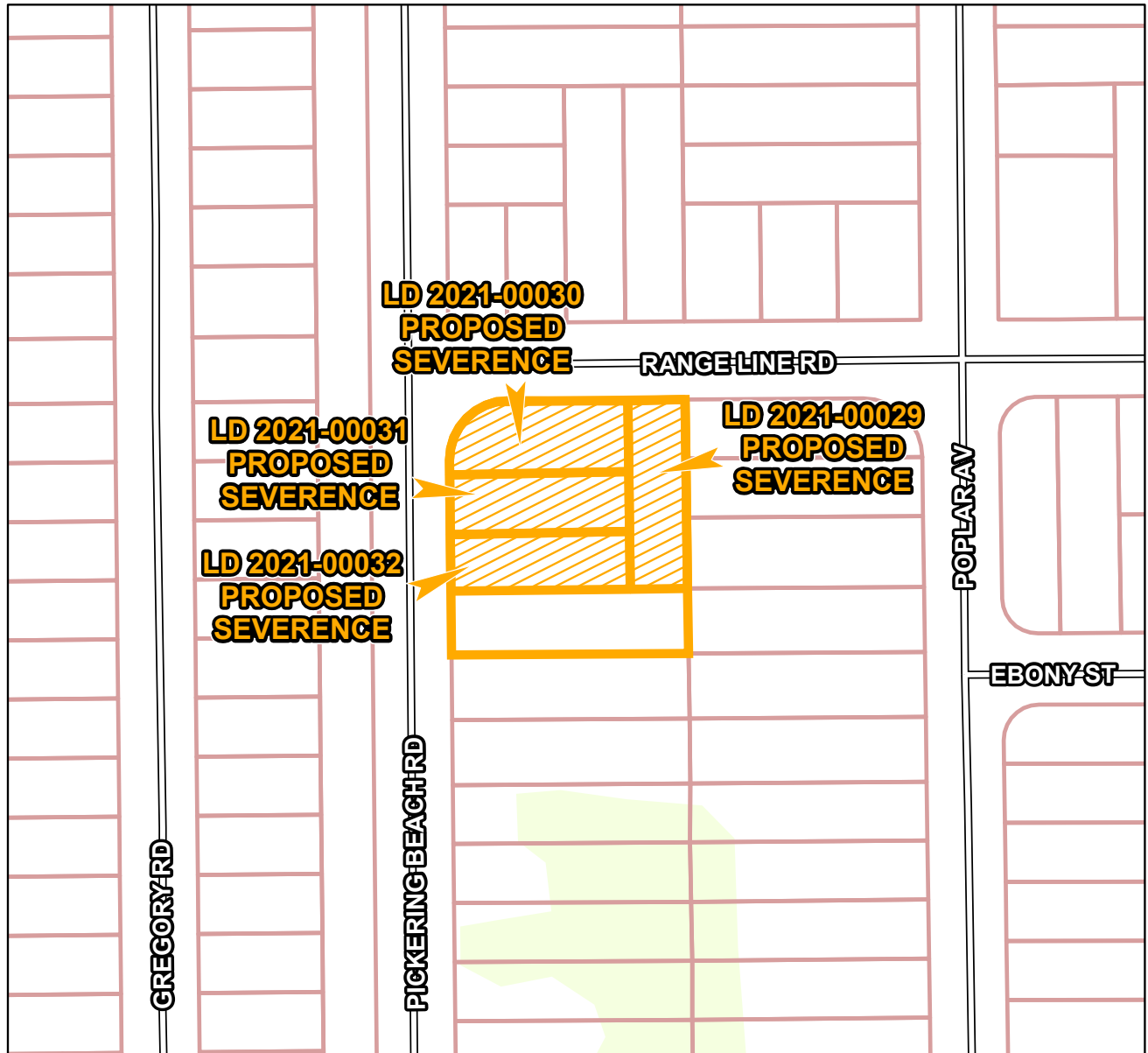
Location: Lot 6, range 2

Town of Ajax








Consent to sever a vacant 698.6 m<sup>2</sup> residential parcel of land, retaining a 931.2 m<sup>2</sup> residential parcel of land.

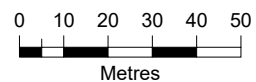


Land Division Application No: LD 2021-00029 to LD 2021-00032  
 Nature of Application: Proposed Severances of Land  
 Municipality: Ajax  
 Address: 951 Pickering Beach Road, Ajax



Legend

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



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10. LD-2021-00033

Owner: Baseline Properties Ltd (Courtice)

Agent: Clark Consulting Services

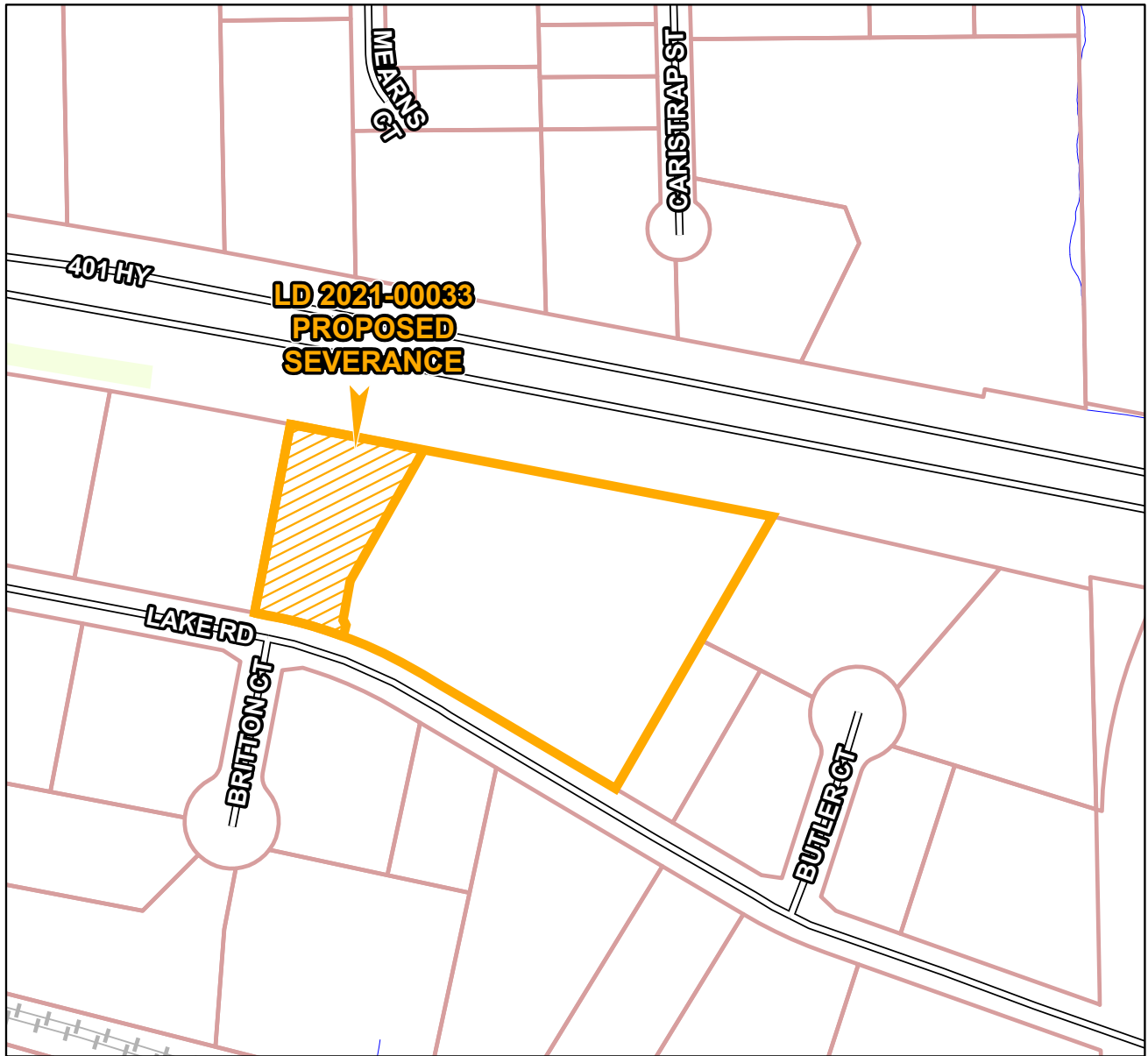
Location: Part Lot 9, Concession: BFC

Municipality of Clarington








Consent to sever a vacant 0.6,924 ha industrial parcel of land, retaining a 2.895 ha industrial parcel of land with an existing structure to remain.

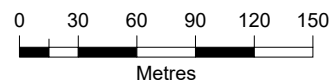


Land Division Application No: LD 2021-00033  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 270-290 Lake Road, Bowmanville



Legend

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



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11. LD-2021-00034

Owner: Mary Novak

Melissa Novak

Agent: Ken Hoy

Location: Part Lot 29, Concession 4

Municipality of Clarington

Consent to add a vacant 12,811.5 m<sup>2</sup> residential parcel of land, retaining a 3,828.2 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

12. LD-2021-00035

Owner: Rochelle and Wallace Saunders

Agent: Ken Hoy

Location: Lot 17, Concession 2

City of Oshawa







Consent to sever vacant 717 m<sup>2</sup> residential parcel of land, retaining an 888 m<sup>2</sup> residential parcel of land.

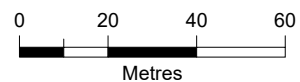


Land Division Application No: LD 2021-00035  
Nature of Application: Proposed Severance of Land  
Municipality: Oshawa  
Address: 820 Roundelay Drive, Oshawa



Legend

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



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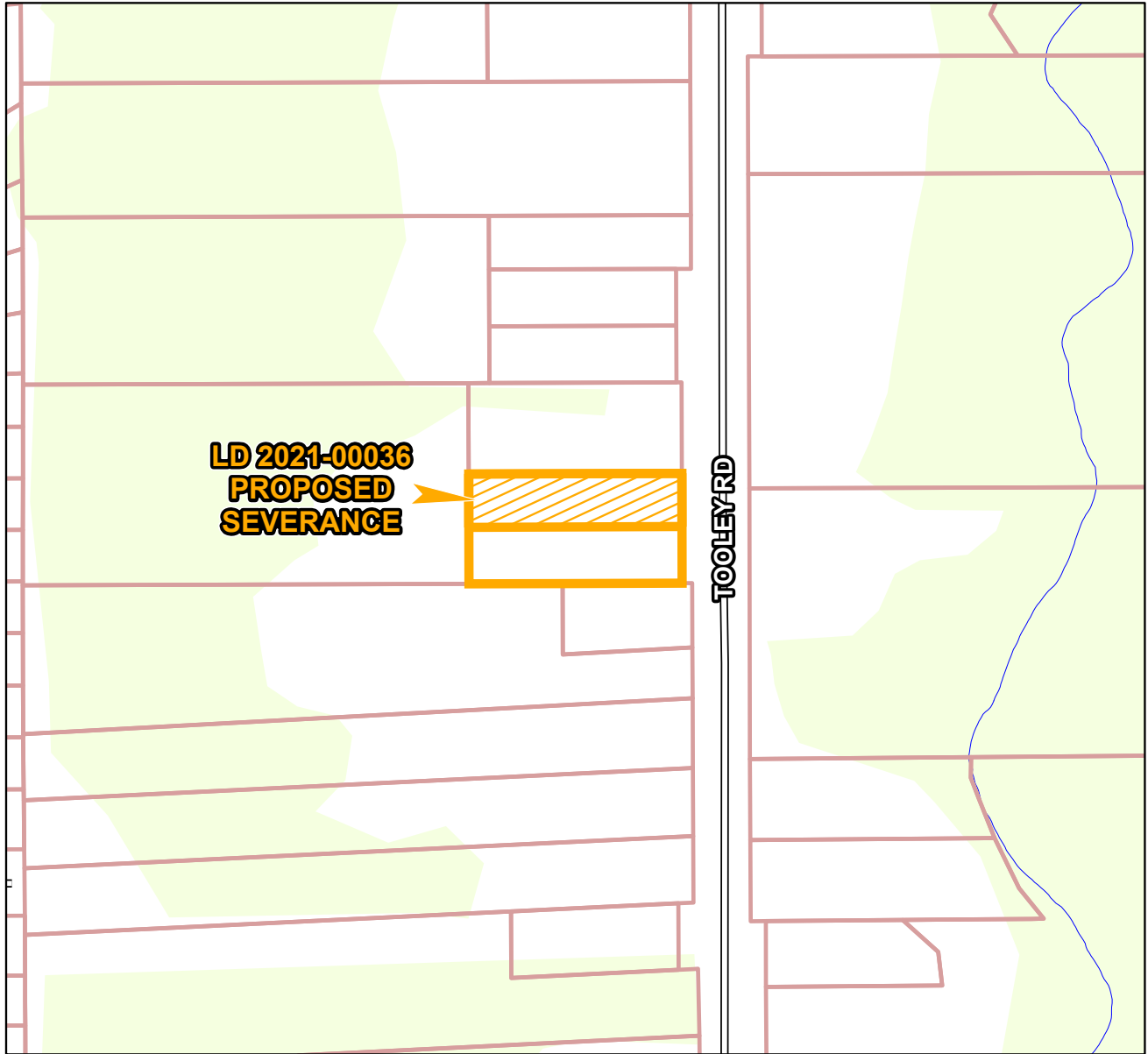
13. LD-2021-00036

Owner: Ketharagowri Sasikumar  
Agent: Ken Hoy  
Location: Part Lot 33, Concession 3  
Municipality of Clarington







Consent to sever a 1,024 m<sup>2</sup> residential parcel of land, retaining a 1,089 m<sup>2</sup> residential parcel of land.

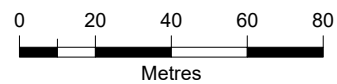


Land Division Application No: LD 2021-00036  
Nature of Application: Proposed Severance of Land  
Municipality: Clarington  
Address: 3238 Tooley Road, Clarington



Legend

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



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**6. Date of Next Meeting:** December 6, 2021

**7. Adjournment**