



**The Regional Municipality of Durham
Land Division Committee Meeting
Monday, September 13, 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 August 9, 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 075/2020

Tabled: October 5, 2020

Owner: DeBiase, Sandra & Nicola

Siciliano, Vincenzo & Jocelyn

Ziccarelli, Sabrina & Francesco

Agent: DP Realty Advisors

Location: Lot 11, Conc. 1

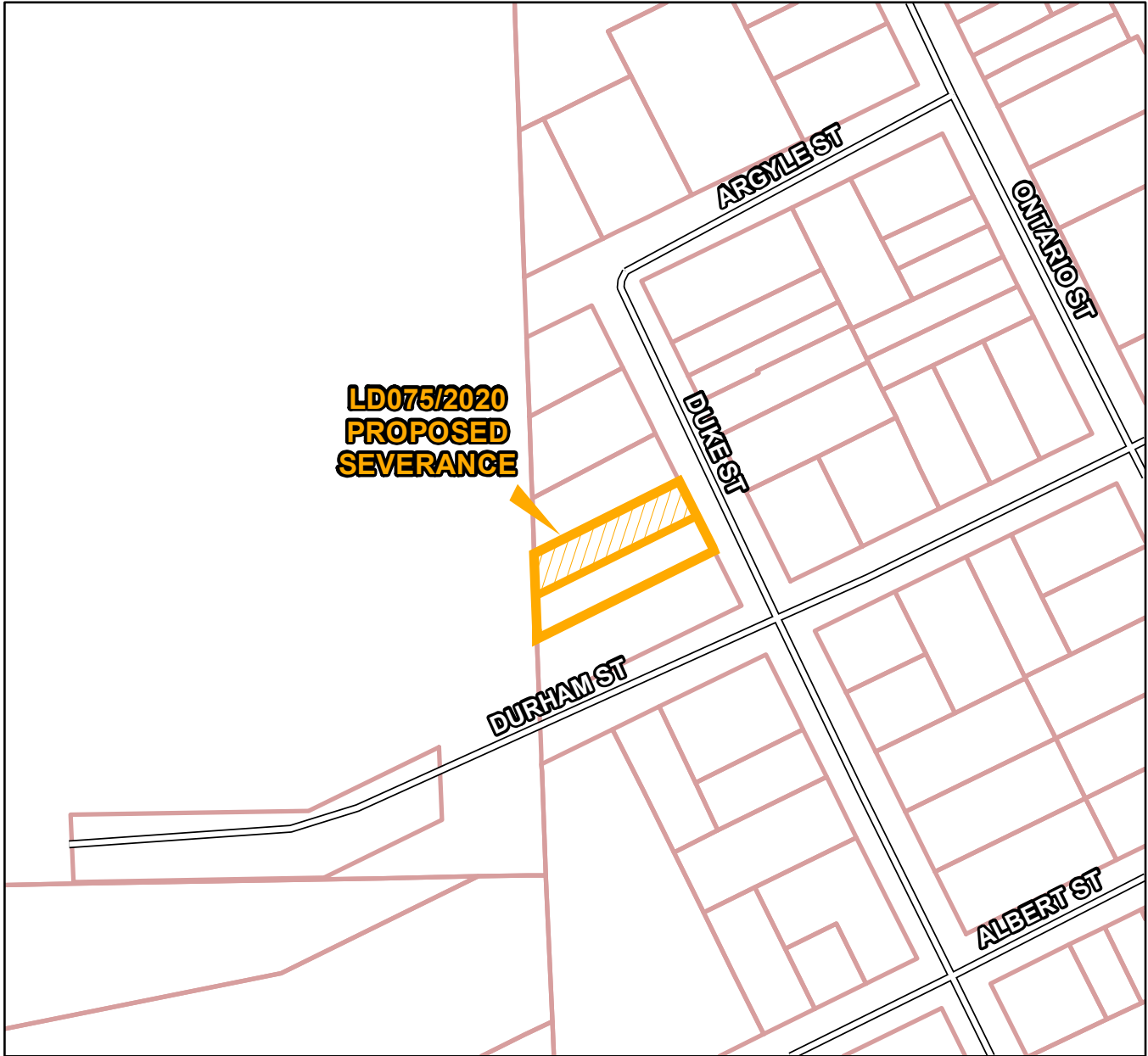
Mun. of Clarington

Consent to sever a 595 m2 residential parcel of land, retaining a 656 m2 residential parcel of land with an existing dwelling.

Note: Location Map on next page



Land Division Application No: LD075/2020
Nature of Application: Proposed Severance of Land
Municipality: Municipality of Clarington
Address: 10 Duke Street



Legend



Subject Land



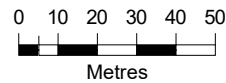
Retained Land



Parcel



Road



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2. File: LD 090/2021

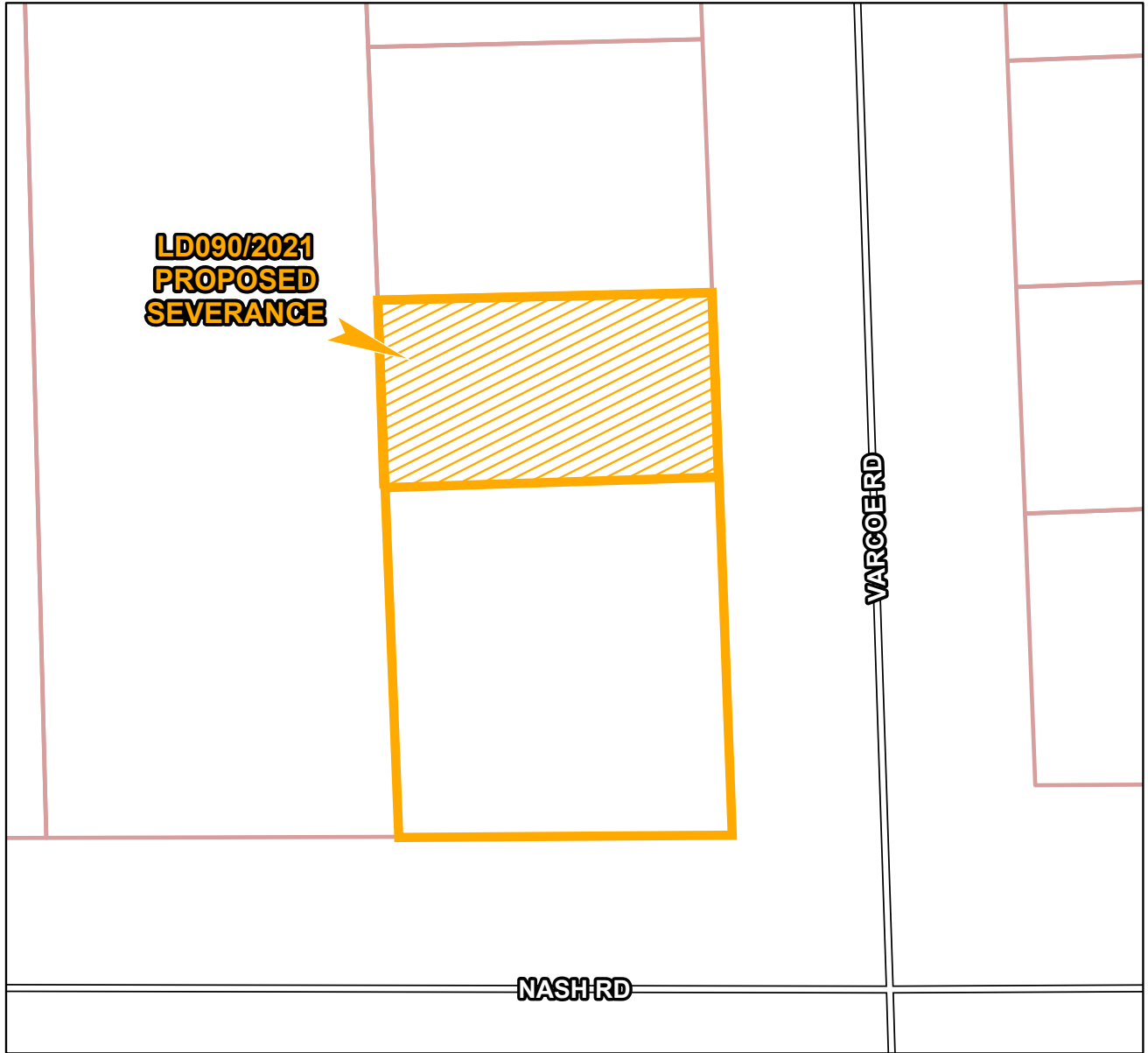
Owner: 2640714 Ontario Inc.
Agent: Foley, Mark
Location: Lot 35, Conc. 3
Mun. of Clarington

Consent to sever a vacant 270 m² residential parcel of land, retaining a 521 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

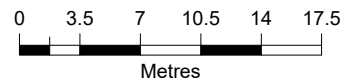


Land Division Application No: LD090/2021
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 1442 Nash Rd. Courtice



Legend

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



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3. File: LD 091/2021

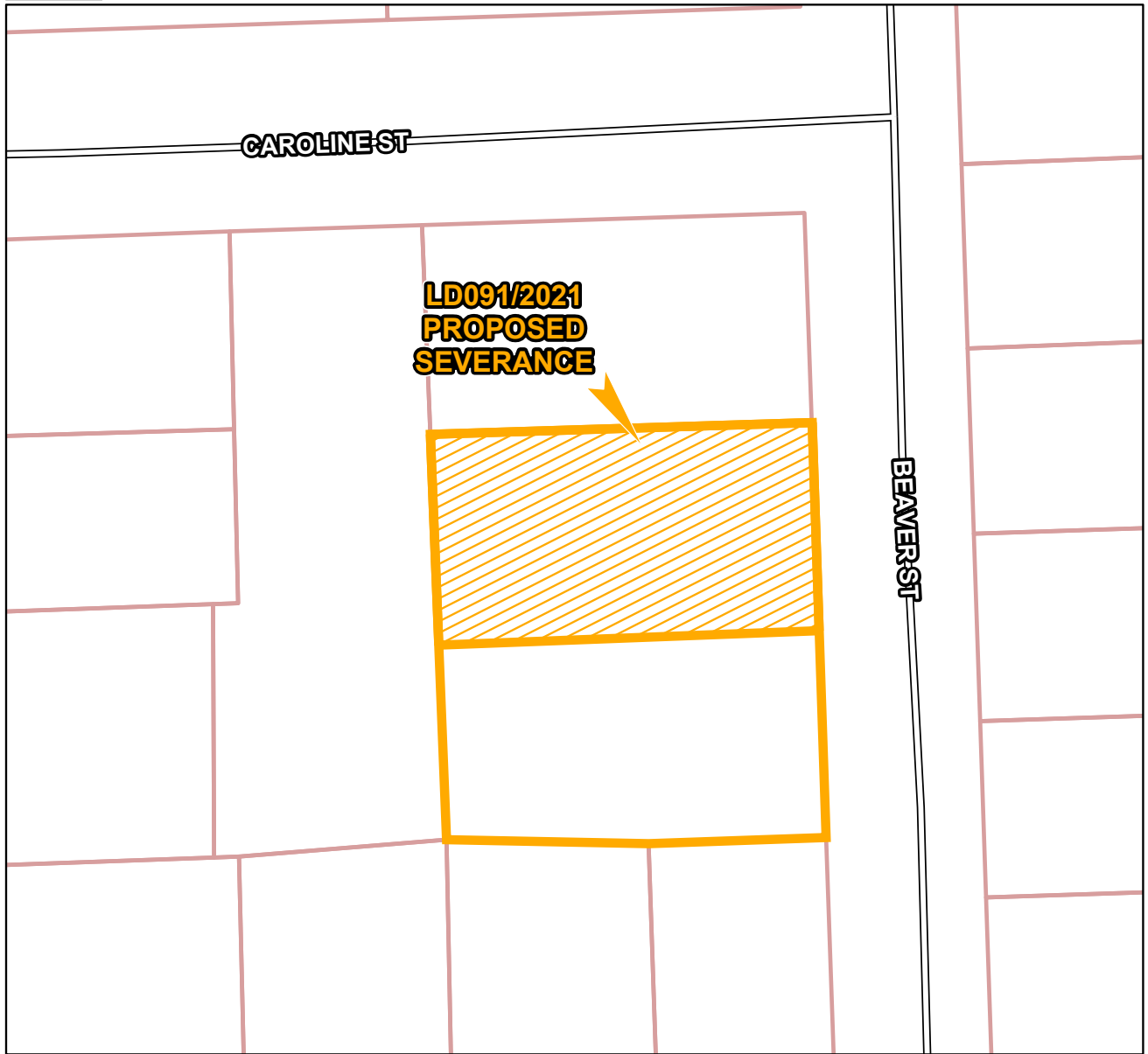
Owner: McKinnon, Cameron
Mumby, Jennifer
Location: Lot 28, Conc. 1
Mun. of Clarington

Consent to sever a vacant 757 m² residential parcel of land, retaining a 737 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

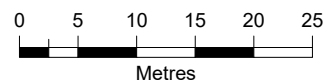


Land Division Application No: LD091/2021
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 172 Beaver St. South, Newcastle



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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4. File: LD 092/2021

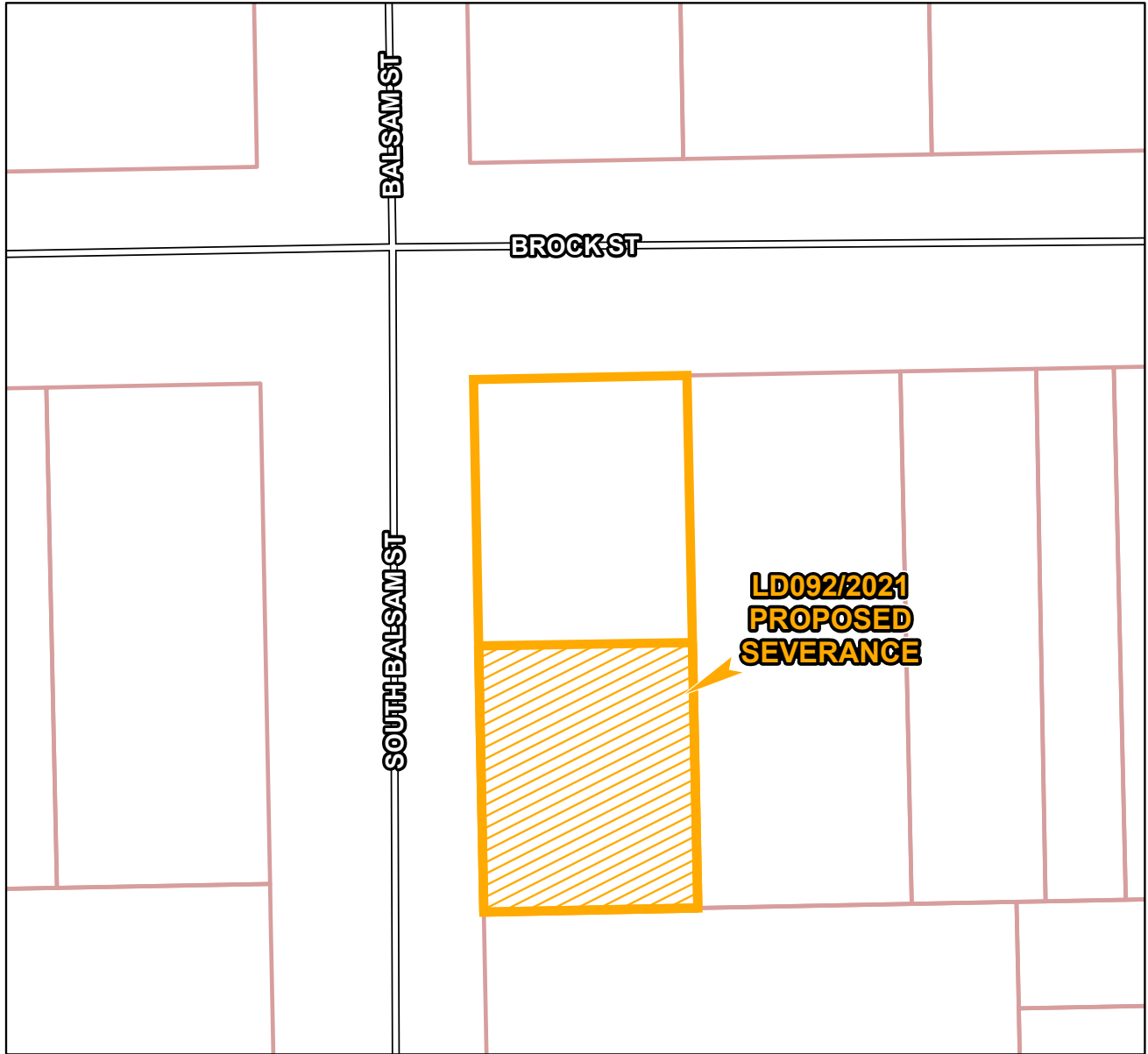
Owner: Evans, Dan & Carlean
Location: Lot 30, Conc. 6
Twp. of Uxbridge

Consent to sever a vacant 507.32 m² residential parcel of land, retaining a 506.92 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page

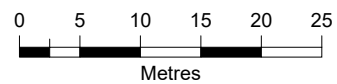


Land Division Application No: LD092/2021
Nature of Application: Proposed Severance of Land
Municipality: Township of Uxbridge
Address: 120 Brock St. West



Legend

- Subject Land
- Retained Land
- Parcel
- Road



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5. File: LD 093/2021

Owner: Sulaimankhail, Maryam & Seedkhan

Agent: Khan, Imran

Location: Lot 32, Conc. 1

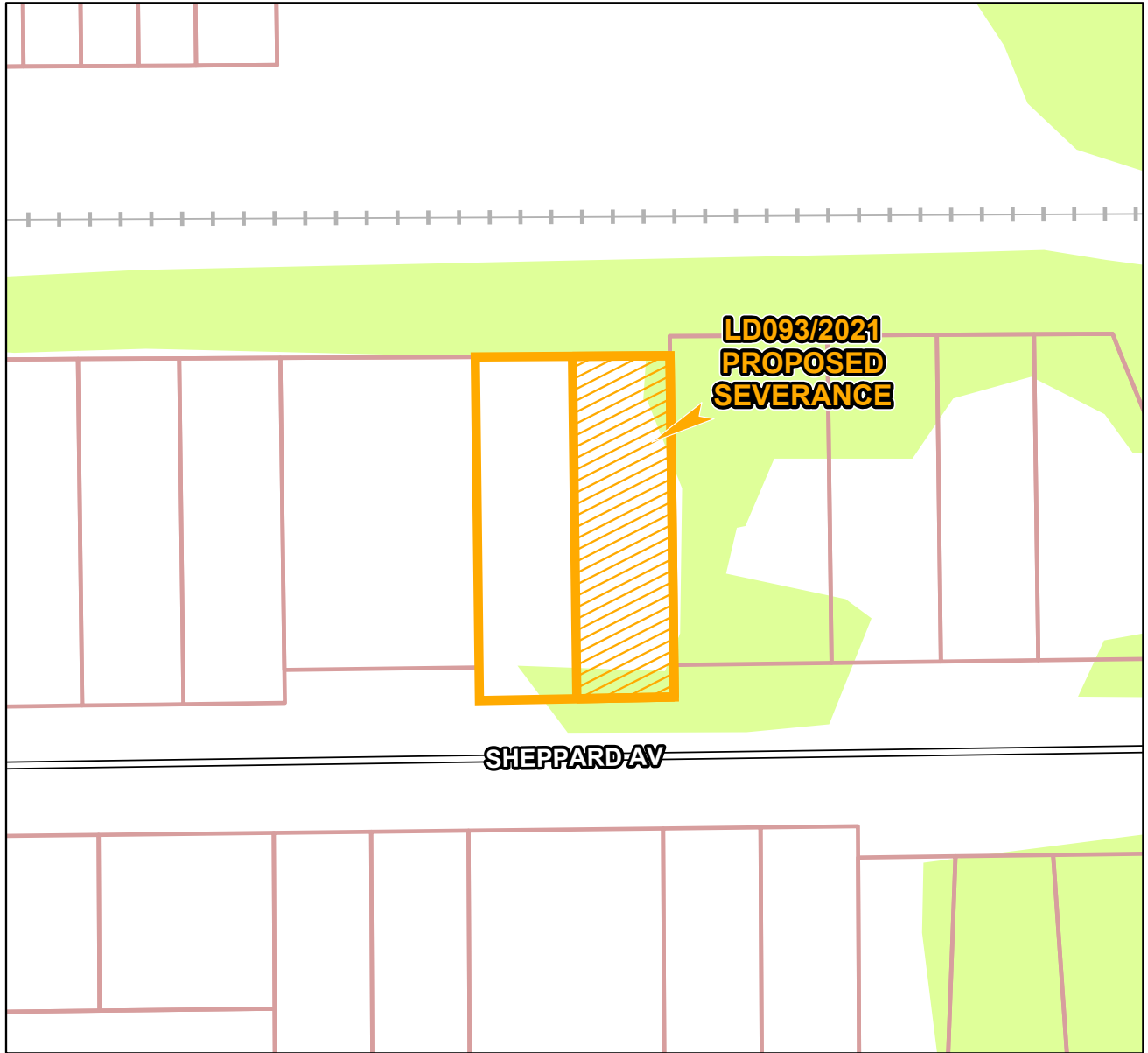
City of Pickering

Consent to sever a 738.27 m² residential parcel of land with an existing dwelling to remain, retaining a 739.36 m² residential parcel of land.







Note: Location Map on next page

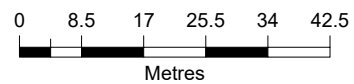


Land Division Application No: LD093/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 344 Sheppard Ave. East



Legend

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



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6. File: LD 094/2021

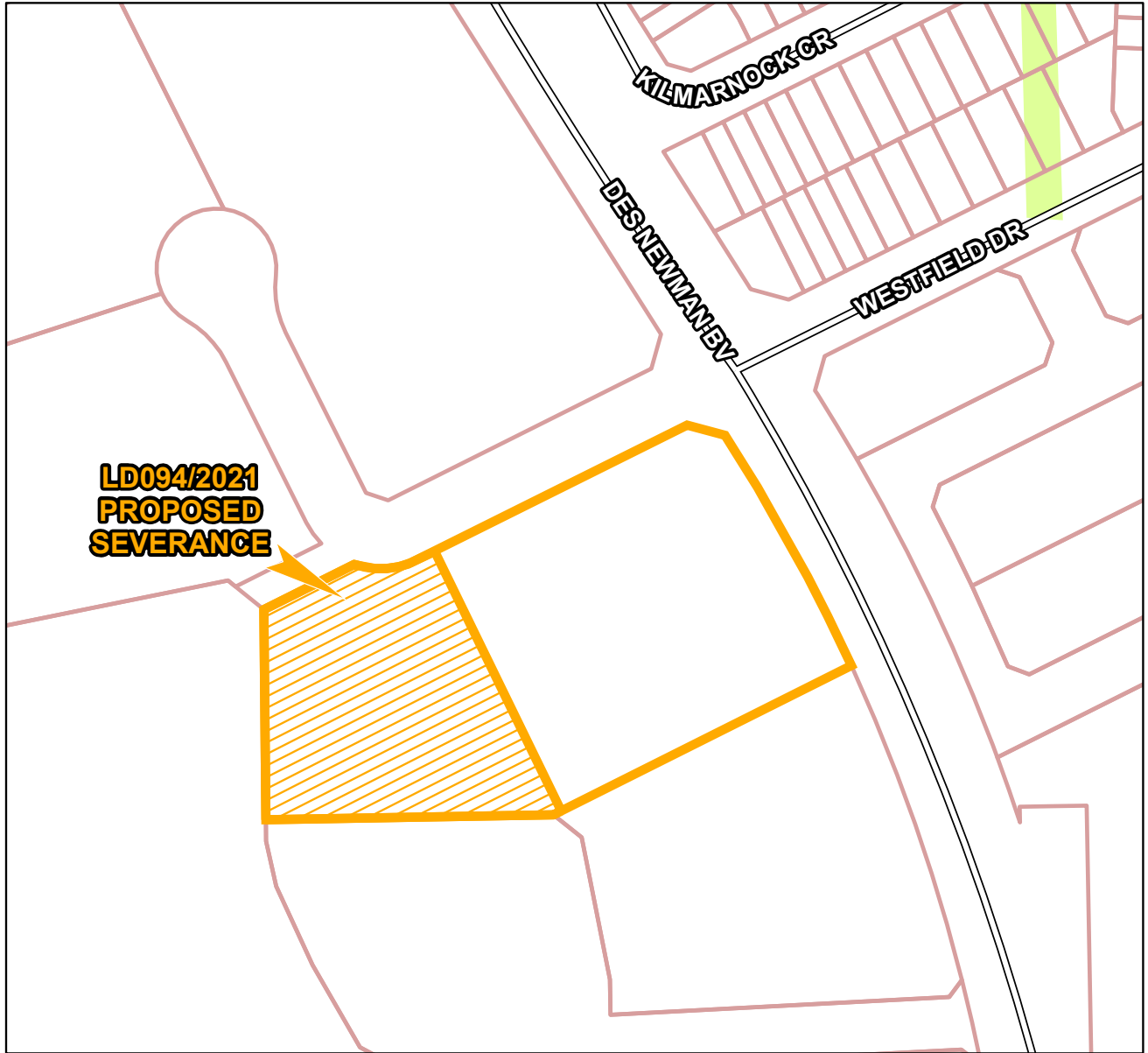
Owner: 2823365 Ontario Inc.
Agent: The Biglieri Group Ltd.
Location: Lot 33, Conc. 2
Town of Whitby

Consent to sever a vacant 0.526 ha industrial parcel of land, retaining a vacant 0.835 ha industrial parcel of land.






Note: Location Map on next page

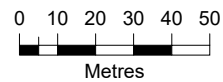


Land Division Application No: LD094/2021
Nature of Application: Proposed Severance of Land
Municipality: Town of Whitby
Address: 1370 Dundas Street West



Legend

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



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7. File: LD 095/2021

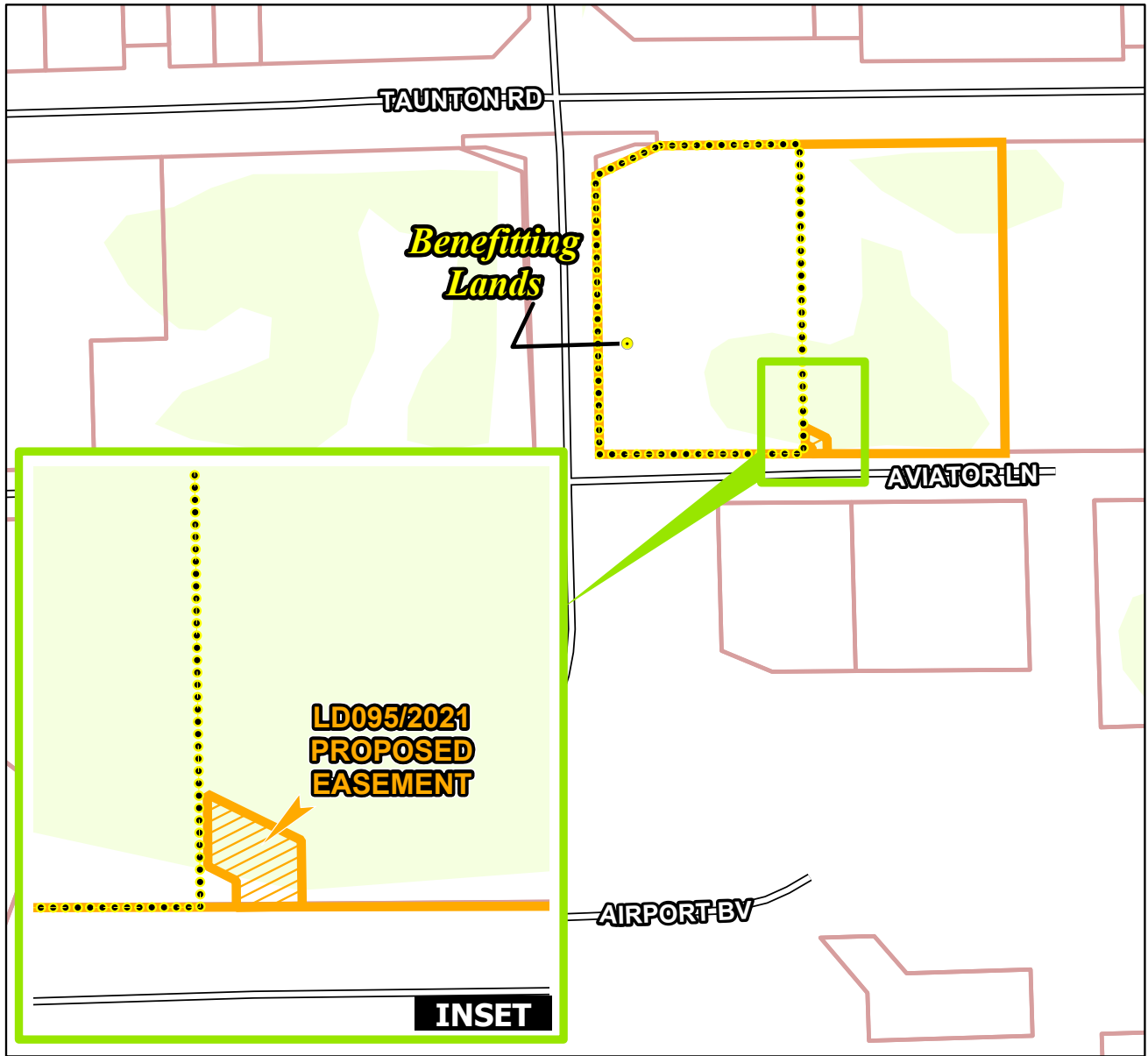
Owner: Crestview Investment Corporation
Agent: Groundswell Urban Planner Inc.
Location: Lot 9, Conc. 3
City of Oshawa

Consent to grant a 66.6 m² servicing easement in favour of the lands to the west, retaining a 10,236.6 m² commercial parcel of land.







Note: Location Map on next page

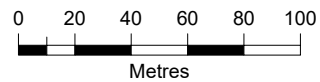


Land Division Application No: LD095/2021
 Nature of Application: Proposed Easement of Land
 Municipality: City of Oshawa
 Address: 1319 Airport Boulevard



Legend

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



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8. File: LD 096/2021

Owner: CP REIT Ontario Properties Ltd.

Location: Lot 11, Conc. 5

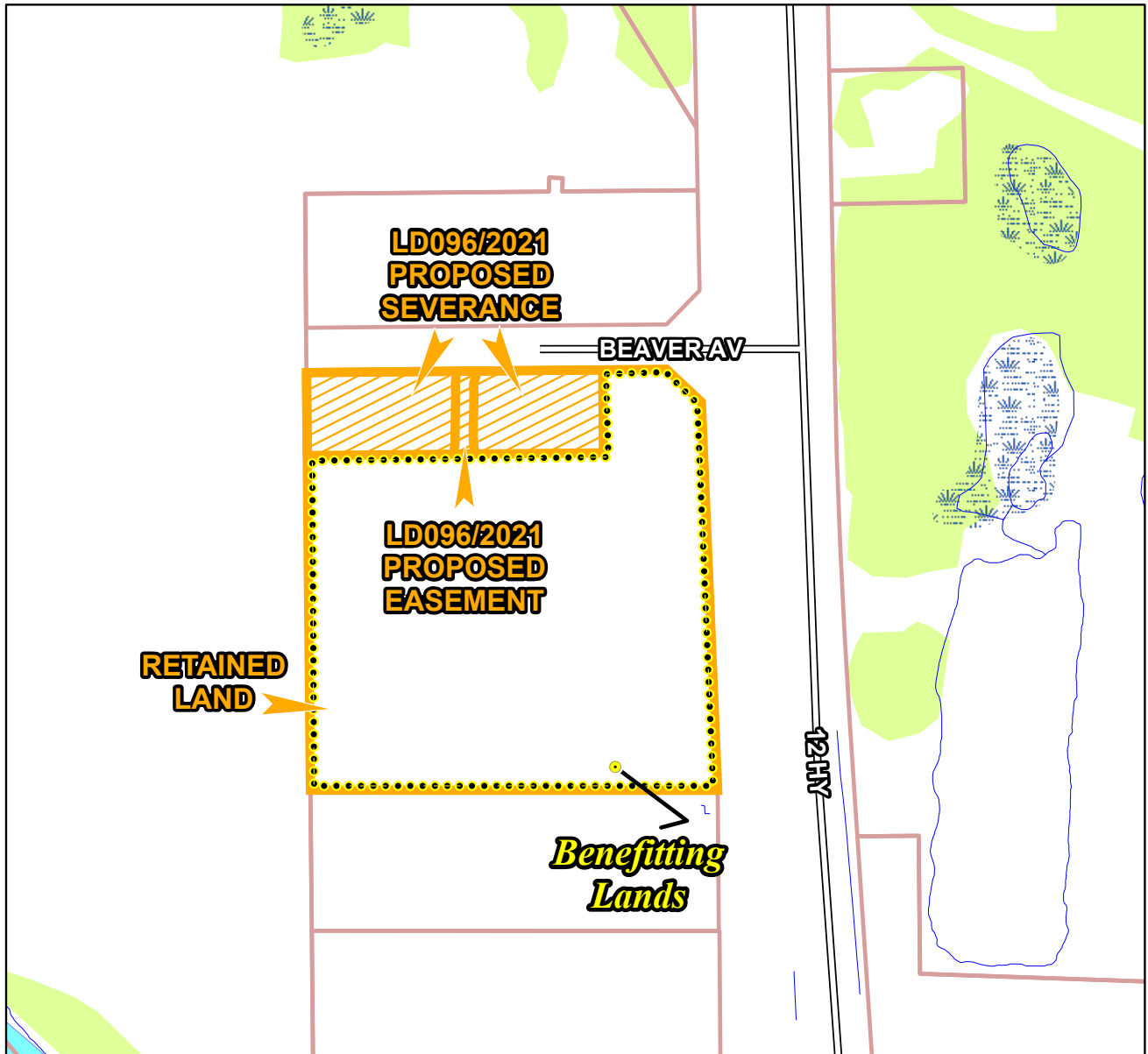
Twp. of Brock

Consent to sever a 5,103 m² commercial parcel of land with an existing structure to remain, retaining a 20,788 m² commercial parcel of land with an existing dwelling to remain. Application includes access easement in favour of the lands to the south.









Note: Location Map on next page

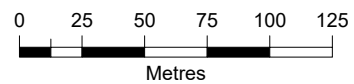


Land Division Application No: LD096/2021
Nature of Application: Proposed Severance and Easement of Land
Municipality: Township of Brock
Address: 20 - 30 Beaver Avenue



Legend

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



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9. File: LD 097/2021

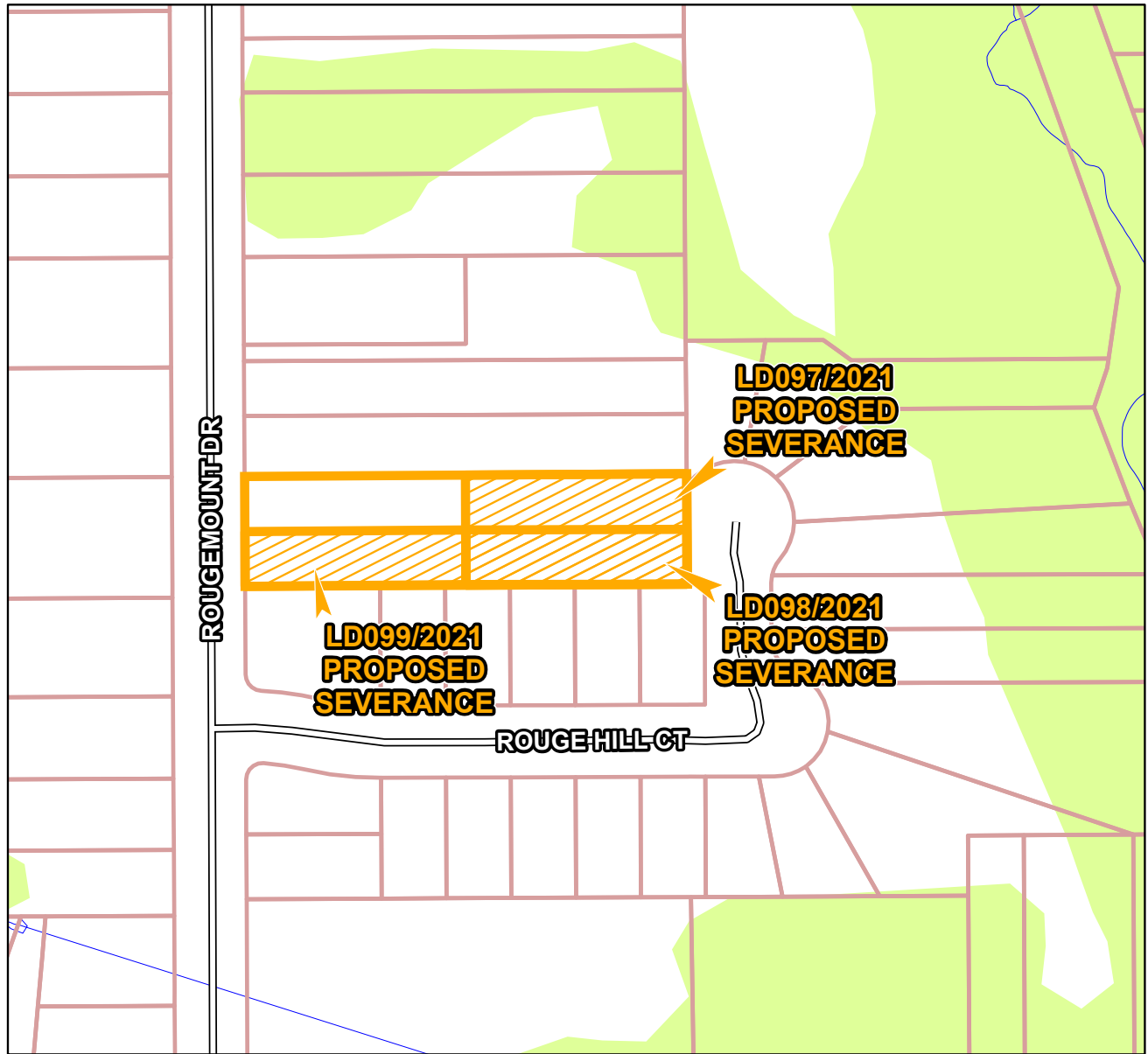
Owner: Wiltshire Eccleston Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Conc. PLN 228
City of Pickering

Consent to sever a vacant 935.5 m² residential parcel of land, retaining a 2,801 m² residential parcel of land for future development.







Note: Location Map on next page

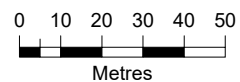


Land Division Application No: LD097-099/2021
Nature of Application: Proposed Severances of Land
Municipality: City of Pickering
Address: 1383 Rougemount Dr.



Legend

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



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10. File: LD 098/2021

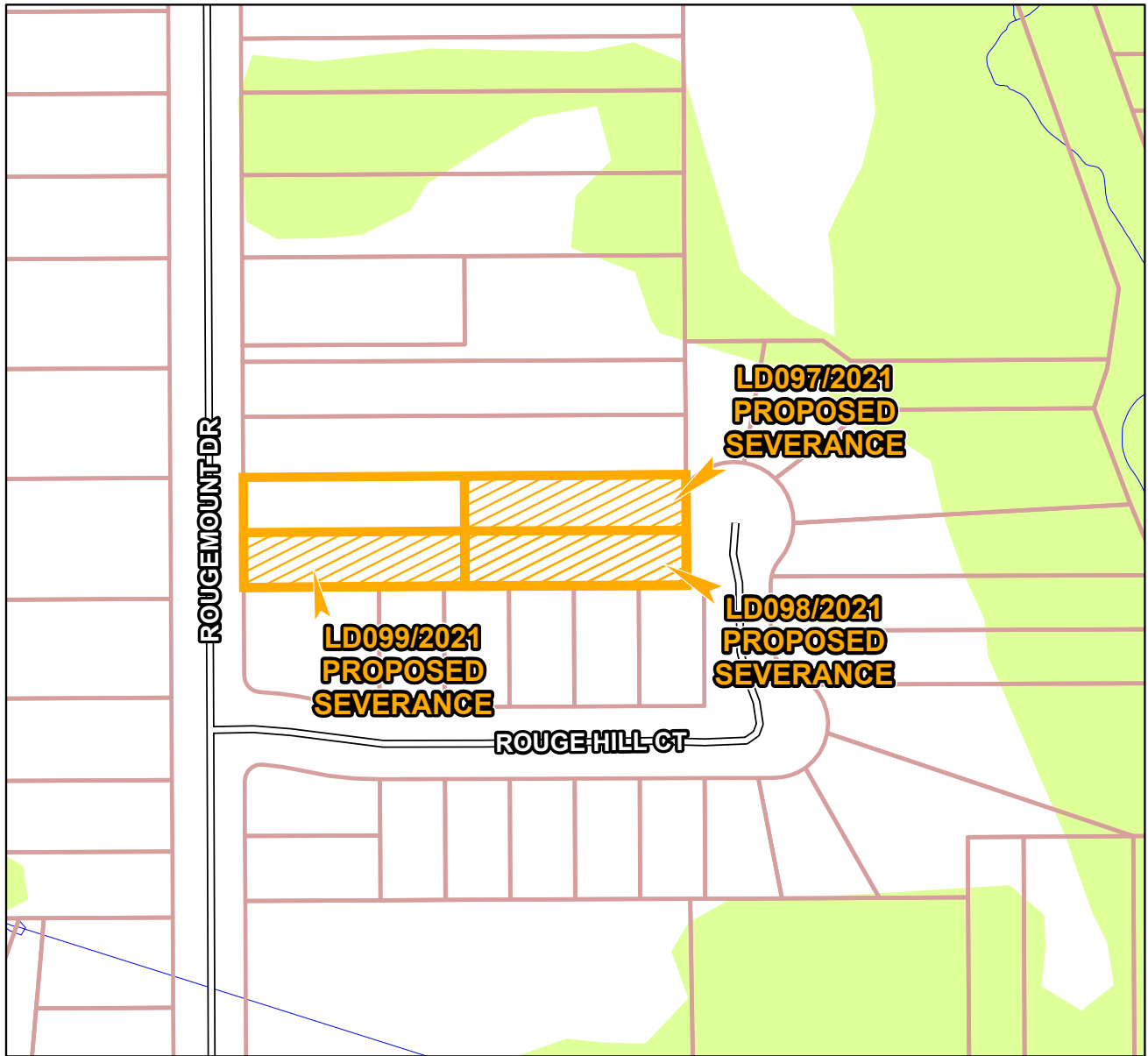
Owner: Wiltshire Ecclestone Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Conc. PLN 228
City of Pickering

Consent to sever a vacant 936.3 m² residential parcel of land, retaining a 1,868.3 m² residential parcel of land for future development.






Note: Location Map on next page

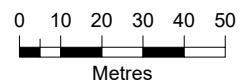


Land Division Application No: LD097-099/2021
Nature of Application: Proposed Severances of Land
Municipality: City of Pickering
Address: 1383 Rougemount Dr.



Legend

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



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11. File: LD 099/2021

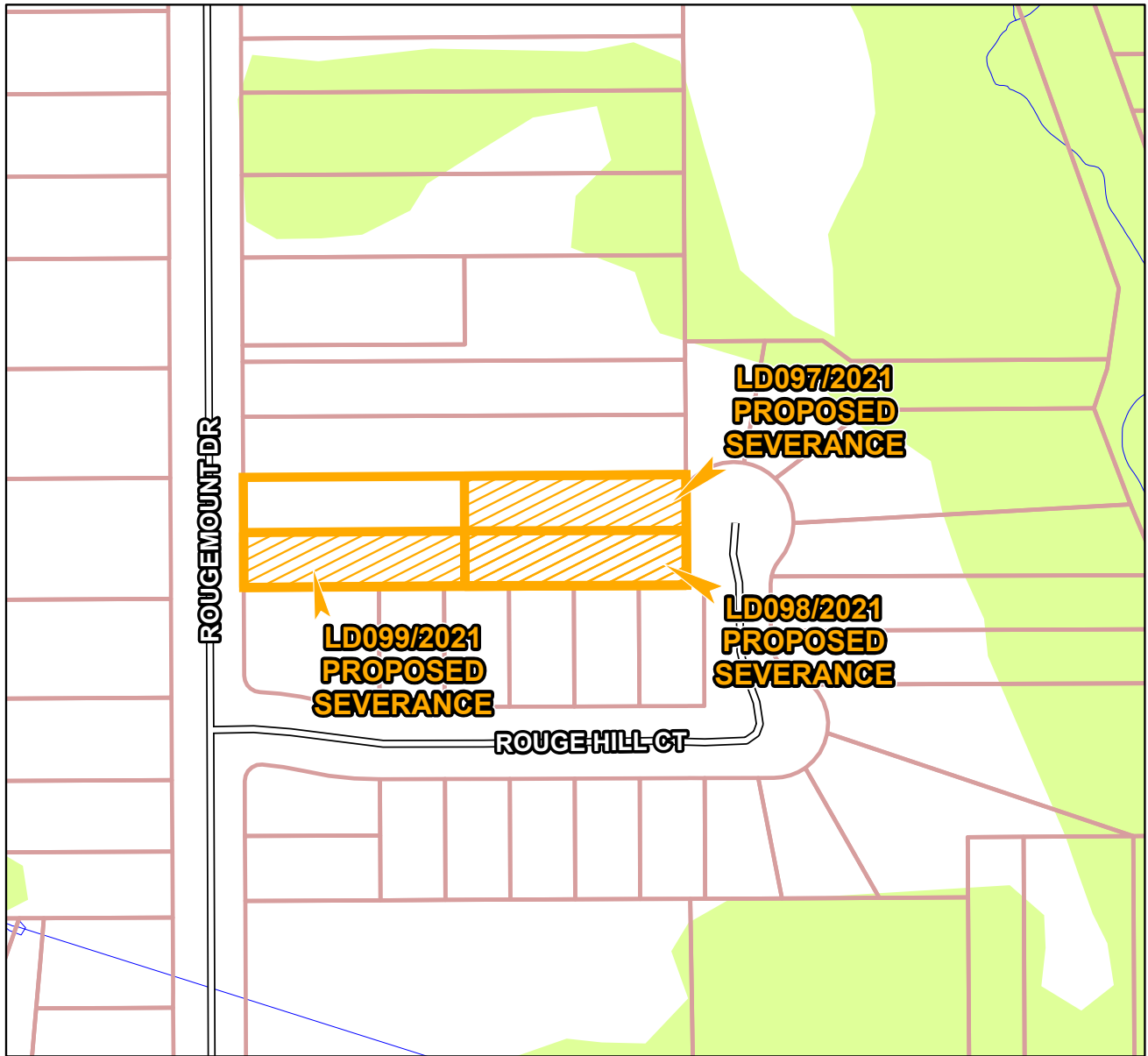
Owner: Wiltshire Eccleston Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Conc. PLN 228
City of Pickering

Consent to sever a vacant 935 m² residential parcel of land, retaining a 934.5 m² residential parcel of land for future development.







Note: Location Map on next page

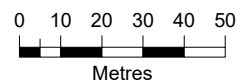


Land Division Application No: LD097-099/2021
 Nature of Application: Proposed Severances of Land
 Municipality: City of Pickering
 Address: 1383 Rougemount Dr.



Legend

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



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12. File: LD 100/2021

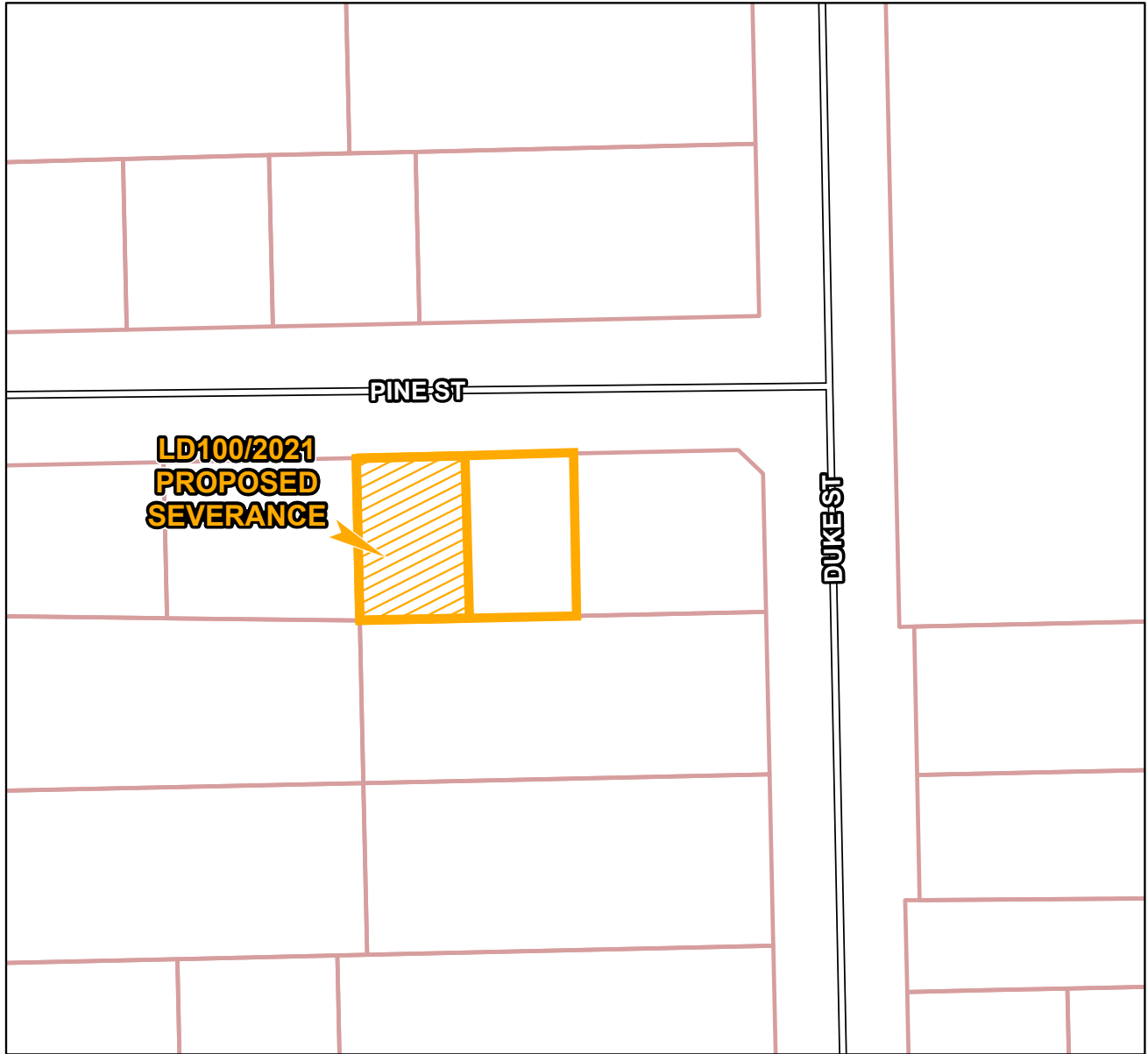
Owner: Hollee Homes Inc.
Agent: Municipal Solutions Inc.
Location: Lot 11, Conc. 1
Mun. of Clarington

Consent to sever a 270.61 m² residential parcel of land retaining a 270.61 residential parcel of land with existing structures to remain.


Note: Location Map on next page

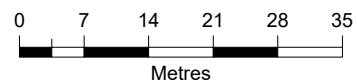


Land Division Application No: LD100/2021
Nature of Application: Proposed Severance of Land
Municipality: Clarington
Address: 1 & 3 Pine Street, Bowmanville



Legend

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



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13. File: LD 101/2021

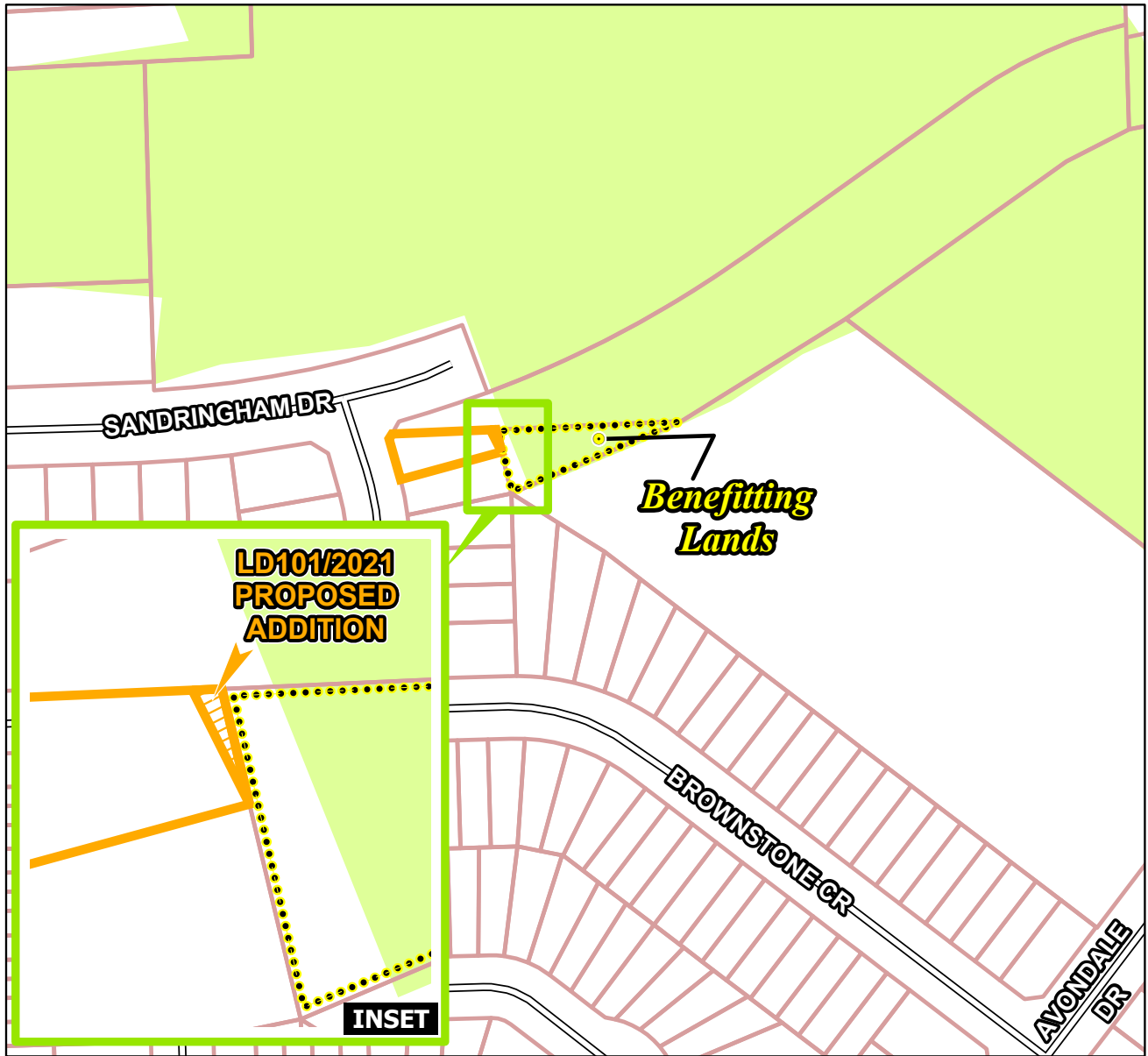
Owner: Baseline Properties
Agent: D.G. Biddle & Associates Limited
Location: Lot 30, Conc. 2
Mun. of Clarington

Consent to add a vacant 7.1m² residential parcel of land to the east, retaining a 367 m² residential parcel of land for future development.







Note: Location Map on next page

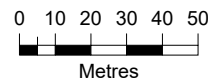


Land Division Application No: LD101/2021
 Nature of Application: Proposed Addition of Land
 Municipality: Clarington
 Address: 1 Granary Lane



Legend

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



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14. File: LD 102/2021

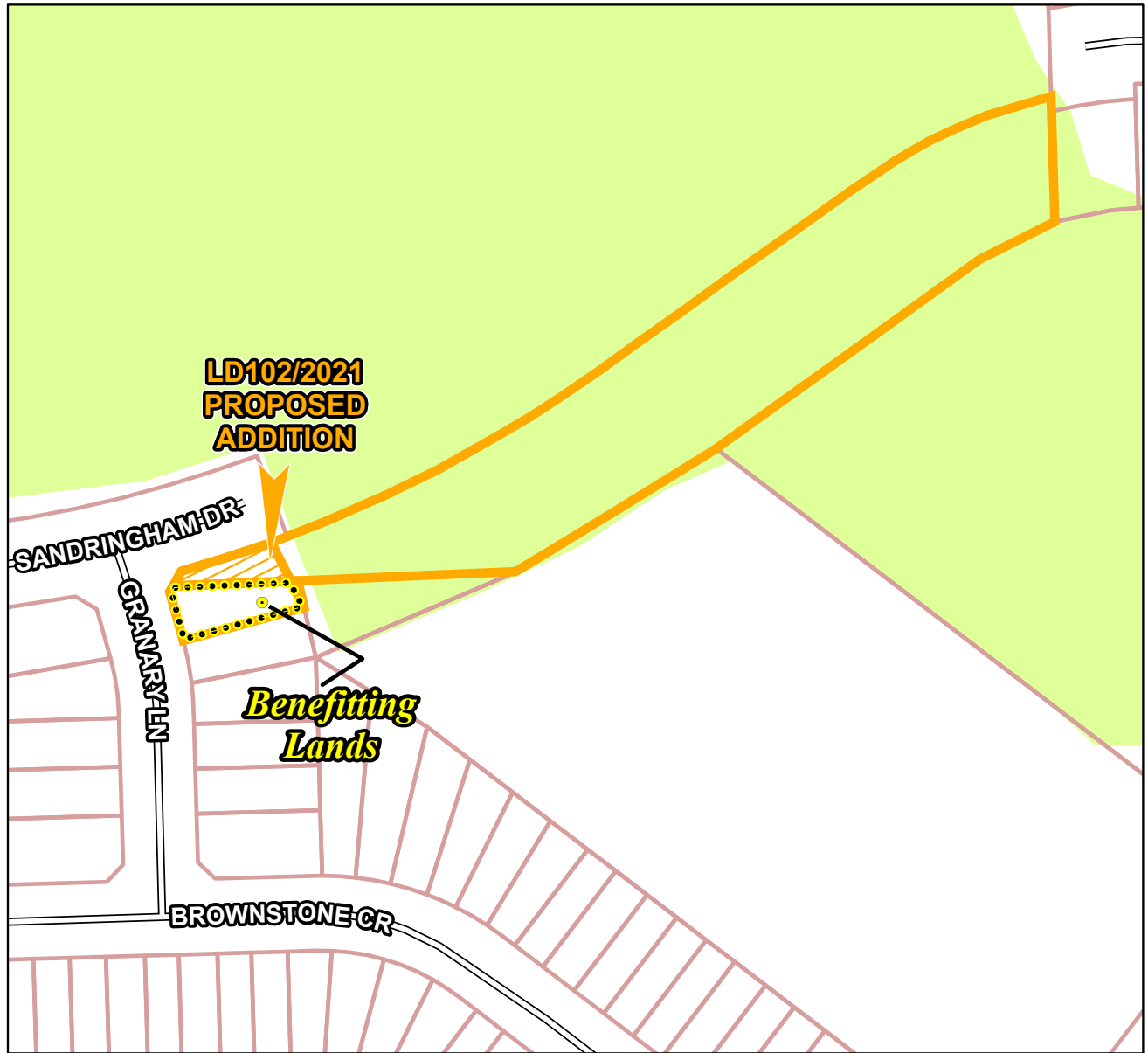
Owner: Bonnydon Limited
Agent: D.G. Biddle & Associates Limited
Location: Lot 30, Conc. 2
Mun. of Clarington

Consent to add a vacant 203 m² residential parcel of to the south, retaining a 7,250 m² residential parcel of land for future development.

Note: Location Map on next page

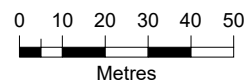


Land Division Application No: LD102/2021
Nature of Application: Proposed Addition of Land
Municipality: Clarington
Address: 1 Granary Lane



Legend

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



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Not a plan of survey.

15. File: LD 103/2021

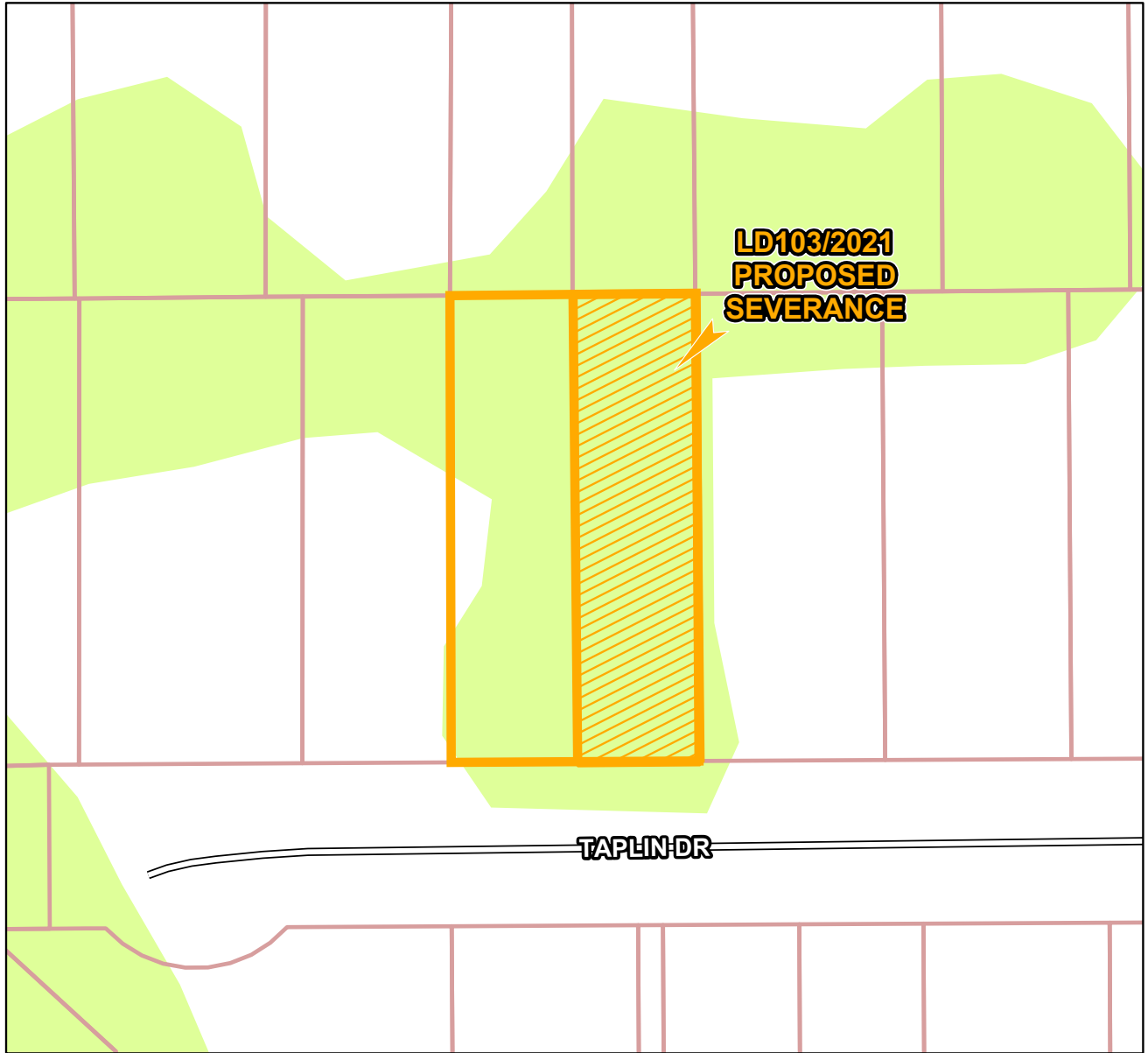
Owner: Sameem, Mojib & Ellen Mo
Agent: Thoman Efraim LLP
Location: Lot 12, Conc. RCP818
City of Pickering

Consent to sever a vacant 864.45 m² residential parcel of land, retaining an 880.35 m² residential parcel of land with an existing dwelling to remain.

Note: Location Map on next page








Land Division Application No: LD103/2021
Nature of Application: Proposed Severance of Land
Municipality: City of Pickering
Address: 846 Taplin Drive

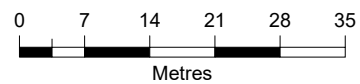


**LD103/2021
PROPOSED
SEVERANCE**

TAPLIN DR

Legend

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



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6. Date of Next Meeting: October 4, 2021

7. Adjournment