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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2024-INFO-5
Date: February 2, 2024

Subject:

Monitoring of Land Division Committee Decisions for November and December 2023

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report summarizes the decisions on consent applications made by the Regional Land Division Committee at its meetings in November, and December. (See Attachments 1 and 2). All approved applications conform to the Durham Regional Official Plan. For the applications approved by the Land Division Committee, no appeals to the Ontario Land Tribunal are recommended.

2. Previous Reports and Decisions

2.1 This is a monthly report which tracks Land Division application activity. On January 1, 2024, the Region delegated its consent-granting authority to all eight area municipalities. The Regional Land Division Committee's last meeting was held on December 4, 2023. Accordingly, this is the last Land Division monitoring report that will be produced.

3. Relationship to Strategic Plan

3.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- a. Service Excellence – To provide exceptional value to Durham taxpayers through responsive, effective, and fiscally sustainable service delivery.

4. Attachments

Attachment #1: Monitoring Chart from the November 11, 2023 Meeting

Attachment #2: Monitoring Chart from the December 4, 2023 Meeting

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Planning and
Economic Development



Monitoring of Land Division Committee Decisions for the Meeting Date of November 11, 2023

Appeal Deadline: December 05, 2023

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 134/2022	Jonathan Luiciano	Lot 28, Concession 6 Township of Uxbridge	Consent to sever a vacant 1,036.2 m ² residential parcel of land, retaining a 990 m ² residential parcel of land with the existing dwelling to be demolished.	Conforms	Approved by Committee
LD 060/2023	Hekmatullah Dorani	Lot 16, Concession 2 Town of Ajax	Consent to sever a vacant 684.6 m ² residential parcel of land, retaining a 710.2 m ² residential parcel of land with the existing dwelling to be demolished.	Conforms	Approved by Committee
LD 068/2023	Stephen Lennox	Lot 8, Concession 1 City of Oshawa	Consent to sever a vacant 220.4m ² residential parcel of land, retaining a 220.04 m ² residential parcel of land with the existing dwelling to be demolished	Conforms	Approved by Committee
LD 0692023	Thurairajah and Rajini Vamadeva	Lot 8, Concession 2 Town of Ajax	Consent to add a vacant 464.1 m ² residential parcel of land to the east, retaining a vacant 928.7 m ² residential parcel of land.	Conforms	Approved by Committee
LD 070/2023	Thurairajah and Rajini Vamadeva	Lot 8, Concession 2 Town of Ajax	Consent to sever a vacant 928.1 m ² residential parcel of land, retaining a vacant 928.7 m ² residential parcel of land.	Conforms	Approved by Committee

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 071/2023	Ruscica Holdings Inc.	Lot 8, Concession 3 Town of Ajax	Consent to sever a vacant 696.3 m ² residential lot, retaining a vacant 696.3 m ² residential lot. Existing dwelling to be demolished.	Conforms	Approved by Committee
LD 072/2023	McAshphalt Industries Limited	Part 5 BFC City of Oshawa	Consent to add a vacant 0.0513 ha industrial parcel of land to the property to the south, retaining a 2.9893 ha industrial lot with existing buildings to remain.	Conforms	Approved by Committee
LD 073/2023	1000567070 Ontario Corporation: Gurdhian Singh Sidhu	Lot 11, Concession 1 Municipality of Clarington	Consent to sever a vacant 510.9 m ² residential parcel of land, retaining a 510.9 m ² residential parcel of land with the existing dwelling to be demolished.	Conforms	Approved by Committee



Monitoring of Land Division Committee Decisions for the Meeting Date of December 04, 2023

Appeal Deadline: January 02, 2024

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 067/2023	Sayanthan Balasingam	Lot 1, Concession 12 Township of Brock	Consent to sever a 1,538.6 m ² residential parcel of land with an existing dwelling to remain, retaining a 4,935.2 m ² residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Committee
LD 075/2023	Greenworld Investments Inc CAP Acquisitions Inc.	Lot 14, Concession 2 Town of Whitby	Consent to sever a vacant 6.11 ha industrial parcel of land, retaining an existing 6.51 ha industrial parcel of land with existing buildings to remain.	Conforms	Approved by Committee
LD 077/2023	Mainstream Plumbing Inc.	Lot 9, Concession 2 Municipality of Clarington	Consent to sever a vacant 929.45 m ² residential parcel of land, retaining a 930.32 m ² residential parcel of land with an existing dwelling to be demolished.	Conforms	Approved by Committee
LD 078/2023	In Care of Frank Maida	Lot 2, Concession 1 City of Pickering	Consent to sever a vacant 1,577.48 m ² residential parcel of land, retaining a 1,354.71 m ² residential parcel of land with the existing dwelling to remain.	Conforms	Approved by Committee
LD 079/2023	Forest Group.	Lot 19, BFC Town of Whitby	Consent to grant a pedestrian and vehicular easement to the west, retaining a vacant 17,300 m ² industrial parcel of land.	Conforms	Approved by Committee

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 080/2023	412 Dundas Developments Limited: Shawn Shanmuganathan	Lot 33, Concession 2 Town of Whitby	Consent to sever a vacant 0.87 ha industrial parcel of land, retaining a vacant 1.06 ha industrial parcel of land. The application also includes an easement.	Conforms	Approved by Committee
LD 081/2023	412 Dundas Developments Limited: Shawn Shanmuganathan	Lot 33, Concession 2 Town of Whitby	Consent to grant a vacant 645 m ² access easement, retaining a vacant 10,600 m ² industrial parcel of land.	Conforms	Approved by Committee
LD 082/2023	Gerald Smith	Lot 5, Concession 1 City of Oshawa	Consent to sever a 3.58 ha industrial parcel of land with the existing building to remain, retaining a vacant 11.68 ha industrial parcel of land.	Conforms	Approved by Committee
LD 084/2023	Seedkhan Sulaimankhail	Lot 32, Concession 1 City of Pickering	Consent to sever a 738.27 m ² residential parcel of land with the existing dwelling to remain, retaining a 738.36 m ² residential parcel of land with the existing dwelling to remain.	Conforms	Approved by Committee
LD 085/2023	Jon Tucknott	Lot 11, Concession 1 Municipality of Clarington	Consent to add a vacant 55 m ² residential parcel of land to the south, retaining a 957 m ² residential parcel of land with the existing dwelling to remain.	Conforms	Approved by Committee
LD 086/2023	Garfield Payne, Jennifer Hale, Lance Payne, and Shelley Payne	Lots 7 & 8, Concession 2 Municipality of Clarington	Consent to sever a vacant 2,020 m ² agricultural parcel of land, retaining a 118.03 ha agricultural parcel of land with the existing dwelling and shed to remain.	Conforms	Approved by Committee

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 087/2023	Garfield Payne, Jennifer Hale, Lance Payne, and Shelley Payne	Lots 7 & 8, Concession 2 Municipality of Clarrington	Consent to sever a vacant 3.33 ha agricultural parcel of land, retaining a 114.7 ha agricultural parcel of land with the existing dwelling and shed to remain.	Conforms	Approved by Committee
LD 088/2023	Garfield Payne, Jennifer Hale, Lance Payne, and Shelley Payne	Lots 7 & 8, Concession 2 Municipality of Clarrington	Consent to sever a vacant 72.5 ha agricultural parcel of land, retaining a 42.2 ha agricultural parcel of land with the existing dwelling and shed to remain.		
LD 089/2023	John Manns	Lot 17, Concession 6 Township of Scugog	Consent to sever a vacant 482 m ² residential parcel of land, retaining a 916 m ² residential parcel of land with the existing dwelling to remain.		