



# COMMITTEE OF ADJUSTMENT

APPLICANT : COUNTRYSIDE PLAZA INC (DAN JAHN)

ADDRESS : 3865-3893 DOUGALL AVENUE

 SUBJECT LANDS

N.T.S.



# CITY OF WINDSOR

File: A-001/25

## COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Sign By-law 250-2004. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on January 15, 2025.

### APPLICATION FOR MINOR VARIANCE – Relief from the operation of Sign By-law 250-2004

**Owner:** COUNTRYSIDE PLAZA INC (DAN JAHN) **Location:** 3865 DOUGALL AVE

**Legal Description:** PLAN 1478 LOT 137 PT LOT 135 **Zoning:** Commercial CD2.1

**Official Plan:** Commercial Centre

**Explanation:** Proposed electronic sign with minimum distance from a residential area, thereby requesting the following relief:

Section 4.3.3.1b - Minimum Distance from any Residential Zoning District

By Law Requirements	Proposed
60.0 m	33.0 m

### COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

**When:** January 30, 2025 at 3:30 pm

**Where:** VIA VIDEO CONFERENCE

*(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)*

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date**. Comments received after such, will not be included at time of hearing.

**The applicant or agent must attend the meeting.** If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson  
Secretary-Treasurer, Committee of Adjustment

Dated: January 16, 2025

Suite 210, 350 City Hall Square West  
Windsor ON N9A 6S1

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Email: [jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)  
Web: [www.citywindsor.ca](http://www.citywindsor.ca)

<b>1 Application Information</b>		
Name of ALL Owners <b>DAN JAHN</b>	Contact No. <b>(519) 254-0768</b>	Business Telephone No. <b>(519) 252-8771</b>
Address	Postal Code	
E-Mail Address:	Contact No.	Business Telephone No.
Name of Contact Person/Agent (if different than owner)	Postal Code	Fax No.
Address	E-Mail Address:	
<b>PAYMENT CONTACT INFORMATION ONLY:</b>		
Name:		
Contact No:		
<b>2 Date application submitted to the City of Windsor.</b>		
<b>3 Present Official Plan Provisions applying to the land:</b> <b>Mixed Use Corridor</b>		
<b>4 Present Zoning By-law provisions applying to the land:</b> <b>Commercial District 2.1 (CD2.1)</b>		
<b>5 Nature and extent of relief applied for:</b> (you MUST list each By-law Section etc. and relief requested) <b>Section 4, 3.3.1(b) - Minimum Distance from any Residential Zoning District</b> <b>Required - 60.0m</b> <b>Provided - 33.0m</b>		
<b>6 State why it is NOT possible to comply with the provisions of the by-law. ( Must be complete)</b>		
<b>7 Legal Description of the Subject Land(s)</b>		
Municipality <b>Windsor</b>	Street Name <b>Dougall Avenue</b>	Street Address <b>3865-3893</b>
Concession Number(s)	Registered/reference Plan No. <b>Plan 1478</b>	Lot/Part No.(s) <b>Lot 137 Part Lot 135</b>
Parcel No.		
<b>8 Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE</b>		
Lot Frontage/Width <b>135.18m</b>	Depth <b>45.75m</b>	Lot Area <b>6,015sm</b>
<b>9 Access</b> (check appropriate space)	Provincial Highway ..... Municipal road, maintained all year ..... Municipal road, seasonally maintained ..... Other public road ..... Right of way ..... Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	Yes <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>10 Water Supply</b>	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>11 Sewage Disposal</b>	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No <input type="checkbox"/> <input checked="" type="checkbox"/>

12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
13	The existing uses of the subject land:  NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).			
14	The proposed uses of the subject land:  Commercial			
15	Whether any buildings or structures are proposed to be built on the subject land.  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown  If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.			
16	Date the subject land was acquired by the current owner.			<input checked="" type="checkbox"/> Unknown
17	The date the existing buildings or structures on the subject land were constructed.			<input checked="" type="checkbox"/> Unknown
18	The length of time that the existing uses of the subject land have continued.			<input checked="" type="checkbox"/> Unknown
19	If known, whether the subject land has ever been the subject of an application under section 45 of the Act?  <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown  If yes, describe briefly: Year: _____ Type of Relief: _____			
20	If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent?  <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown  If yes, the status of the application:			
21	<p>Applications submitted without the noted requirements will be considered incomplete and will be returned.</p> <p><u>Minimum Standards for Drawings:</u></p> <p>Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:</p> <p>a) The boundaries and dimensions of the subject land.</p> <p>b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.</p> <p>c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank.</p> <p>d) The current uses on land that is adjacent to the subject land.</p> <p>e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.</p> <p>f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.</p> <p>g) The location and nature of any easement affecting the subject land.</p> <p>The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	Included	Not Applicable	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note: Drawings must be in metric units.  
Examples of acceptable drawings can be obtained upon request.



MCGREGOR BLVD

GALL SQ

DOUGALL AVE

DOUGALL AVE

KENNEDY DR E

RD1.4

CD2.1

EXISTING SIGN

33m

64m

3822

3838

3839

3833

3839

3851

3848

3852

3865

3866

3871

3873

3875

3877

3872

3878

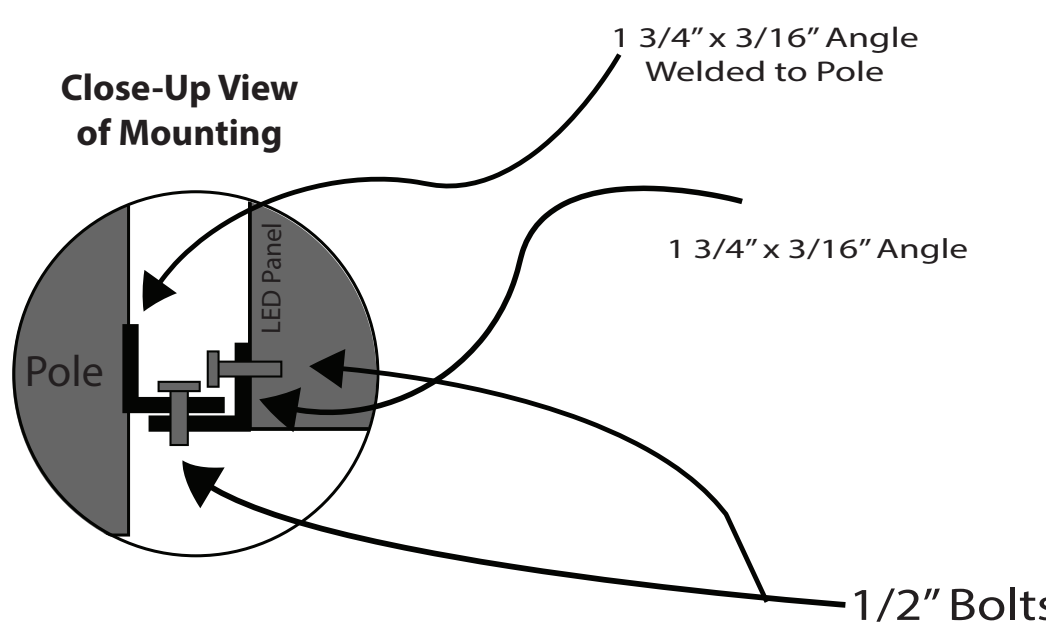
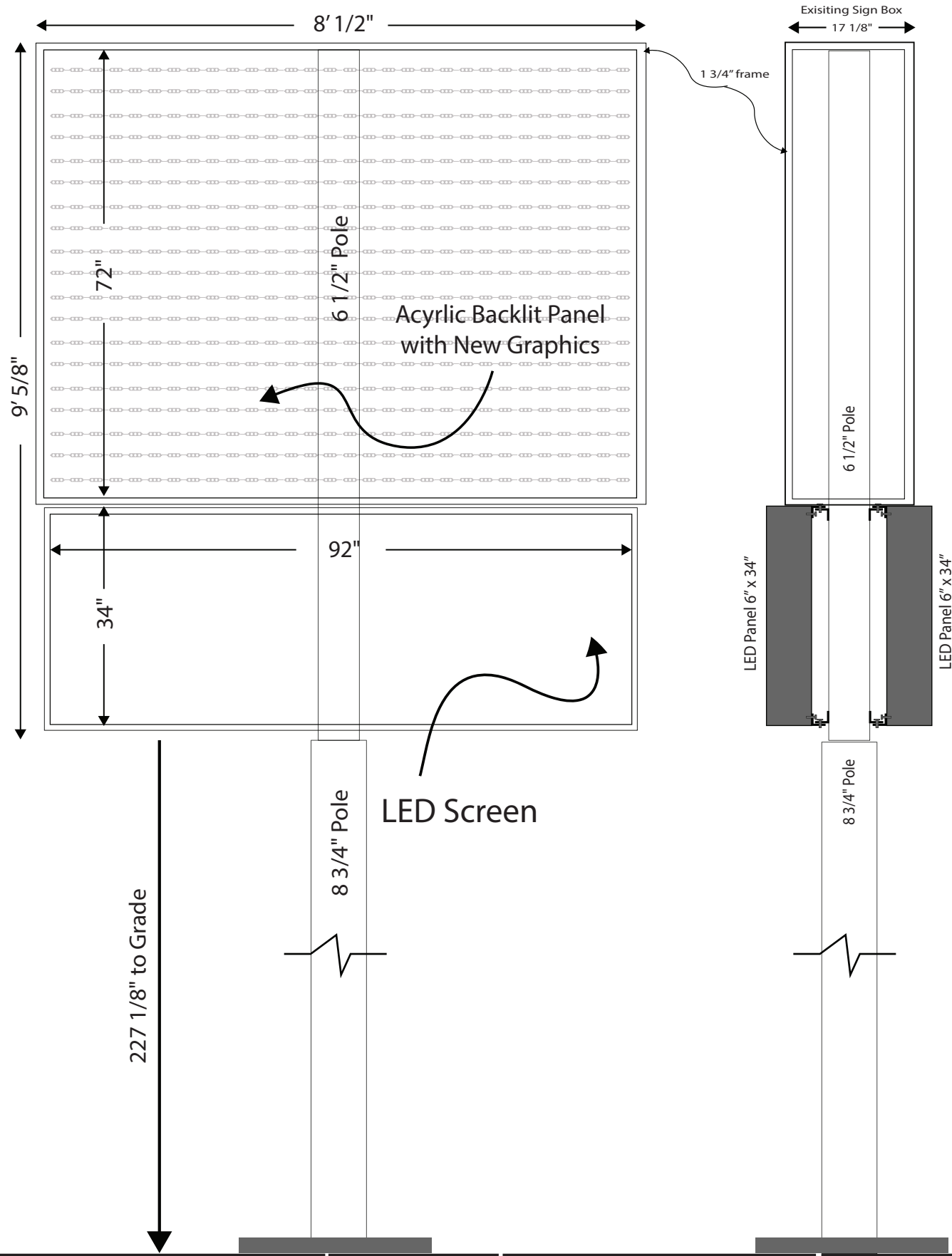
3891

3893

3888

3910

3935



**PRODUCT DESCRIPTION**

**MEASUREMENT | SIZE**

**COLOUR**

- PANTONE | SPOT
- BLACK & WHITE
- RGB
- CYMK
- OTHER

**ELECTRICAL REQUIREMENTS**

**CLIENT APPROVAL**

REVISION DATES:

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APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

DRAWING NUMBER: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

CUSTOMER: Eyewares of Windsor  
 LOCATION: 3893 Dougall Ave.  
 DATE: July 25, 2024

MEASUREMENTS ARE VERIFIED BY SITE SURVEY