



COMMITTEE OF ADJUSTMENT

APPLICANT : 1000552468 ONTARIO INC.

ADDRESS : 1666 RANDOLPH AVENUE

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: A-024/25

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 Zoning By-law 8600. 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 March 26, 2025.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner: 1000552468 ONTARIO INC. **Location:** 1666 RANDOLPH AVE
Legal Description: PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY **Zoning:** Residential RD1.1
Official Plan: Residential
Explanation: Creation of a new lot with reduced minimum lot width and lot area for both the retained and severed lots.

Section 10.1.5.1 – Minimum Lot Width (Retained Lot)

By Law Requirements	Proposed
15.0 m	11.0 m

Section 10.1.5.2 – Minimum Lot Area (Retained Lot)

By Law Requirements	Proposed
450.0 m ²	358.4 m ²

Section 10.1.5.1 – Minimum Lot Width (Severed Lot)

By Law Requirements	Proposed
15.0 m	11.9 m

Section 10.1.5.2 – Minimum Lot Area (Severed Lot)

By Law Requirements	Proposed
450.0 m ²	387.1 m ²

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

When: April 10, 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

Dated: March 27, 2025

Secretary-Treasurer, Committee of Adjustment

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

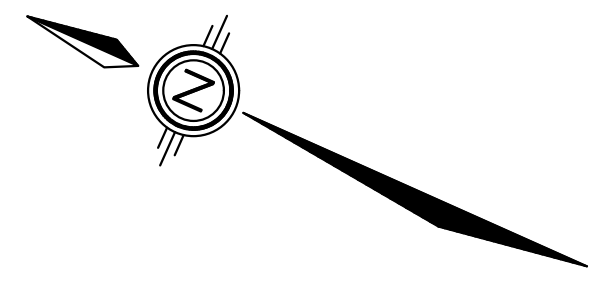
Tel: 519-255-6543

Fax: 519-255-6544

Email: jwatson@citywindsor.ca

Web: www.citywindsor.ca

1	Application Information		
	Name of ALL Owners 1000552468 Ontario Inc., c/o F. Boathman	Contact No. 437-987-9844	Business Telephone No.
	Address 3600 Academy Drive, Windsor, ON		Postal Code N9E 2H9
	E-Mail Address: Faskba@gmail.com		
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc., c/o Tracey Pillon-Abbs	Contact No. 226-340-1232	Business Telephone No.
Address 23669 Prince Albert Rd., Chatham, ON		Postal Code N7M 5J7	Fax No.
E-Mail Address: tracey@pillonabbs.ca			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Contact No:			
2	Date application submitted to the City of Windsor. March 7, 2025		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: RD1.1		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Proposed to reduce the min lot width (10.1.5.1) from 15.0 m to 11.0 m (retained lot) and 11.9 m (severed lot) and the min lot area (10.1.5.2) from 450.0 m2 to 358.4 m2 (retained lot) and 387.1 m2 (severed lot).		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) To allow for more housing (infill and intensification).		
7	Legal Description of the Subject Land(s)		
	Municipality City of Windsor	Street Name Randolph Avenue	Street Address 1666
	Concession Number(s)	Registered/reference Plan No.	Lot/Part No.(s)
	Parcel No. 3739-080-610-16000-0000	PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY	
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width	Depth	Lot Area
9	Access (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 No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	Yes No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	Yes No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA
1	PART OF ALLEY	REGISTERED PLAN 973	ALL OF P.I.N. 01210-0834	273 Sq.Ft.
2	LOT 568 PART OF LOTS 567 AND 569			3894 Sq.Ft.
3	PART OF ALLEY			252 Sq.Ft.
4	PART OF LOTS 568 AND 569			3606 Sq.Ft.

PARTS 1 & 3 ARE SUBJECT TO EASEMENT AS IN R813440E.

RANKIN AVENUE
DEDICATED BY REGISTERED PLAN 973

PLAN OF SURVEY
OF
LOTS 568 AND 569
AND
PART OF LOT 567
AND
PART OF ALLEY
REGISTERED PLAN 973
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=10'



THE INTENDED PLOT SIZE OF THIS PLAN IS 30" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=10'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP-A	15367773.66	1085741.01
ORP-B	15367040.24	1086304.89

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND AND NOTES

BEARINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB# DENOTES ROUND IRON BAR
- PB DENOTES PLASTIC BAR
- CC DENOTES CUT-CROSS
- CP DENOTES STEEL PIN
- WT DENOTES WITNESS
- ⊥ DENOTES PERPENDICULAR
- L DENOTES MEASURED
- (S) DENOTES SET
- PROP DENOTES PROPORTION
- (D) DENOTES DEAD
- (N) DENOTES NOT IDENTIFIABLE
- (OU) DENOTES ORIGIN UNKNOWN
- ORP DENOTES OBSERVED REFERENCE POINT
- (JDB) DENOTES J.D. BARNES LIMITED
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (691) DENOTES HOWARD B. HEAD, O.L.S.
- (P) DENOTES REGISTERED PLAN 973
- (D) DENOTES PLAN OF SURVEY BY (691) DATED APRIL 2nd, 1956
- (P) DENOTES INSTRUMENT R1295343
- N = NORTH; S = SOUTH; E = EAST; W = WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 19th DAY OF NOVEMBER, 2024

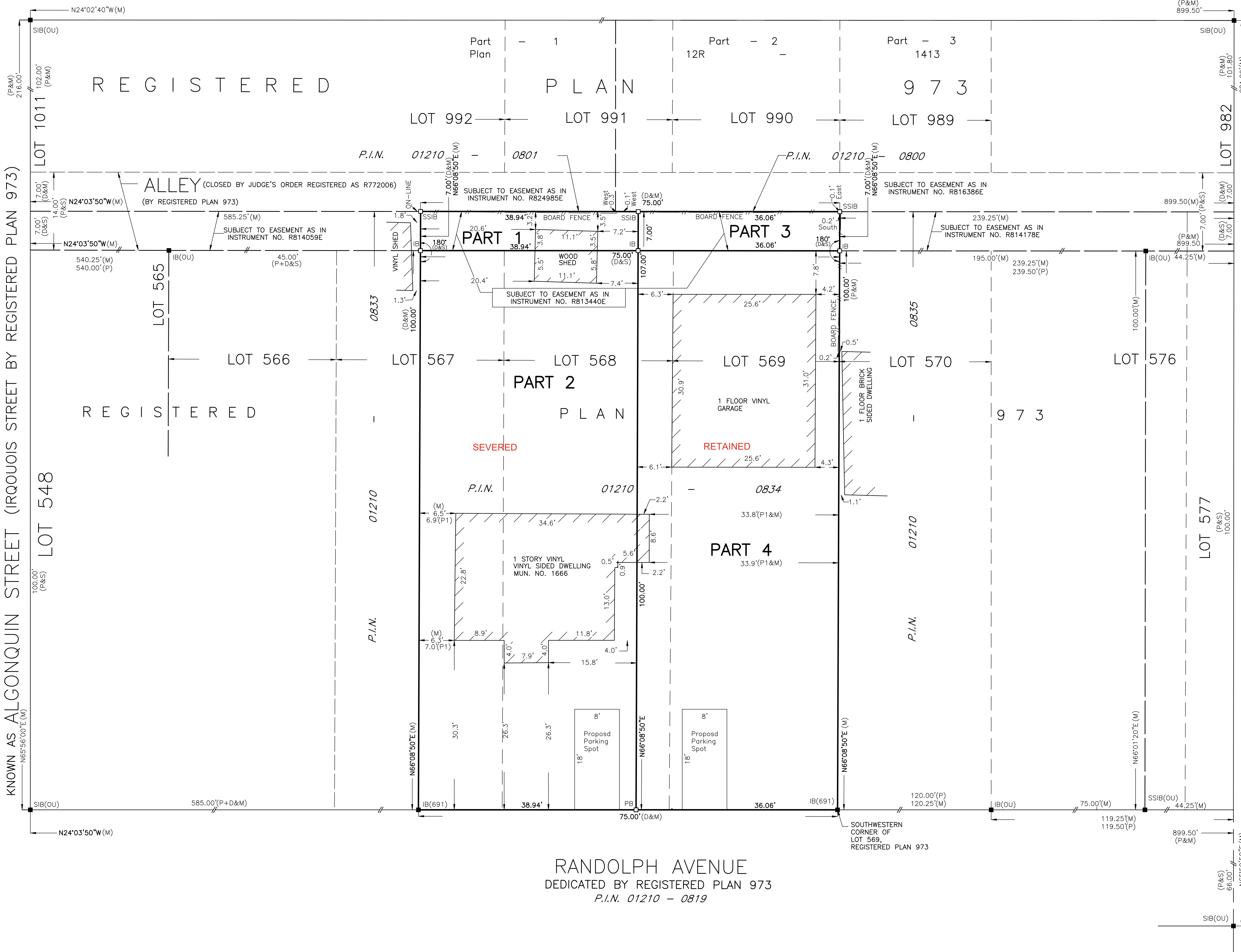
DATE FEBRUARY 4th, 2025

Alec S. Mantha
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220879

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: BJ	CHECKED BY: AM	REFERENCE NO.: 24-47-584-00
CAD File: 24-47-584-00.dwg CAD Date: February 11, 2025 1:19 PM		File: E-973-56



RANDOLPH AVENUE
DEDICATED BY REGISTERED PLAN 973
P.I.N. 01210 - 0819

KNOWN AS TOTTEN STREET
(SUPERIOR STREET BY REGISTERED PLAN 973)

KNOWN AS ALGONQUIN STREET (IRROQUOIS STREET BY REGISTERED PLAN 973)
LOT 548