

COMMITTEE OF ADJUSTMENT

APPLICANT : MARCEL JOHN JOSEPH HUOT, JODY LYNNE HUOT

ADDRESS : 2793 PILLETTE ROAD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: A-029/25

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 April 9, 2025.

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

Owner: MARCEL HUOT, JODY HUOT **Location:** 2793 PILLETTE RD

Legal Description: PLAN 1160; LOTS 46 & 47; PT ALLEY; RP 12R29200; PART 1 **Zoning:** Residential RD1.2

Official Plan: Residential

Explanation: Proposed single unit dwelling with increased maximum encroachment of an Architectural feature into a required side yard (north side) and reduced minimum north side yard width for retained parcel and reduced minimum lot width for severed parcel, thereby seeking the following relief:

Section 1. Of Table 5.30.10 - Maximum Encroachment of an Architectural Feature into a required side yard of less than 1.20 m in width (north required side yard) (Retained Parcel)

By Law Requirements	Proposed
0.30 m	0.62 m

Section 10.2.5.1 – Minimum Lot width (Severed Parcel)

By Law Requirements	Proposed
12.0 m	11.2 m

Section 10.2.5.7 – Minimum North side yard width (Retained Parcel)

By Law Requirements	Proposed
1.20 m	0.64 m

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

When: April 24, 2025 at 3:30 pm

Where: VIA VIDEO CONFERENCE

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: April 10, 2025

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 Marcel Huot; Jody Huot	Contact No. 519-971-4445	Business Telephone No.
	Address 351 Ramblewood Drive, Lasalle , ON N9J 3B5		Postal Code
	E-Mail Address:		
	Name of Contact Person/Agent (if different than owner) David Rodriguez	Contact No.	Business Telephone No. 519-682-3100
Address 50 Queen St S., Tilbury, ON		Postal Code N0P 2L0	Fax No. 519-682-3622
E-Mail Address: david@rodlex.ca			
PAYMENT CONTACT INFORMATION ONLY:			
Name: David Rodriguez			
Contact No: 519-682-3100			
2	Date application submitted to the City of Windsor. 18 NOV 2024		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: Residential District 1.2 (RD1.2)		
5	Section No. 10.2.5.1 - Relief from Minimum Lot Width provision for a Single Unit Dwelling (Severed Parcel) Section No. 10.2.5.7 - Relief from Minimum Side Yard Width provision for a Single Unit Dwelling (Retained Parcel) Relief from Section .1 of Table 5.30.10 - Encroachment into a Yard is required to allow an increase in the maximum encroachment for an architectural into the required north side yard from 0.30 m to 0.62 m		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) The lot to be severed in two is not wide enough at this narrow end to meet the minimum width requirements. The existing dwelling structure is situated too close to the centre of the existing lot. The severance would make the side yard of the retained lot more narrow than required.		
7	Legal Description of the Subject Land(s)		
	Municipality City of Windsor	Street Name Pillette Road	Street Address 2793
	Concession Number(s)	Registered/reference Plan No. PART ALLEY PLAN 1160	Lot/Part No.(s) PART 1 12R29200
	Parcel No. 01374-0376 LT 01374-0714 LT	PL1160	Lot 46 and 47
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 24.79m	Depth 33.49m	Lot Area 806.9 m^2
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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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 _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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 _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <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: Residential. 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: Residential. Two lots with their own single unit dwelling structure.			
15	Whether any buildings or structures are proposed to be built on the subject land. <input checked="" type="checkbox"/> Yes <input 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. 1989			<input 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. Since construction of the existing dwelling.			<input 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 checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If yes, the status of the application: Applied concurrently with Consent Application.			
21	Applications submitted without the noted requirements will be considered incomplete and will be returned. <u>Minimum Standards for Drawings:</u> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:	Included	Not Applicable	
	a) The boundaries and dimensions of the subject land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	d) The current uses on land that is adjacent to the subject land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	g) The location and nature of any easement affecting the subject land.			<input checked="" type="checkbox"/>
	The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

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



PARTS SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 46	REGISTERED PLAN 1160	ALL OF 01374-0372
2	PART OF LOT 46 LOT 47		
3	PART OF ALLEY	REGISTERED PLAN 1160	ALL OF 01374-0714
4			

PLAN OF SURVEY OF LOTS 46 & 47 and PART OF ALLEY, REGISTERED PLAN 1160

IN THE CITY OF WINDSOR COUNTY OF ESSEX
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
 SCALE = 1:250
 METRES
 0 2.50 5.00 10.00 15.00 20.00
 THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING 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) BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) AND CS (CGRS) (2011.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4884906.42	338171.35
ORP-B	4884847.81	338175.08

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 251.86 (GROUND), N03°26'50"W

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) AND CS (CGRS) (2011.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994.
 ALL SET SSB AND PS MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND FOR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (1) OF OREG. 252/91.

■ DENOTES SURVEY MONUMENT FOUND	□ DENOTES SET
○ DENOTES SURVEY MONUMENT SET	◇ DENOTES PERPENDICULAR
SSB DENOTES STANDARD IRON BAR	ORP DENOTES OBSERVED REFERENCE POINT
SSB DENOTES SHORT STANDARD IRON BAR	
B DENOTES IRON BAR	
PS DENOTES PLASTIC BAR	
WT DENOTES WINGS	
M DENOTES MEASURED	
(P1) DENOTES PLAN 128-29200	
(A5) DENOTES J.D. BARNES LIMITED	
(1744) DENOTES VERHAEGEN LAND SURVEYORS	
(1341) DENOTES RICHARD W. MURRAY, O.L.S.	
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.	
(1184) DENOTES JOHN B. SUTTON, O.L.S.	

N-NORTH; S-SOUTH; W-WEST; E-EAST


SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2025.

DATE: JANUARY 28, 2025

Alec S. Mantha
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220923

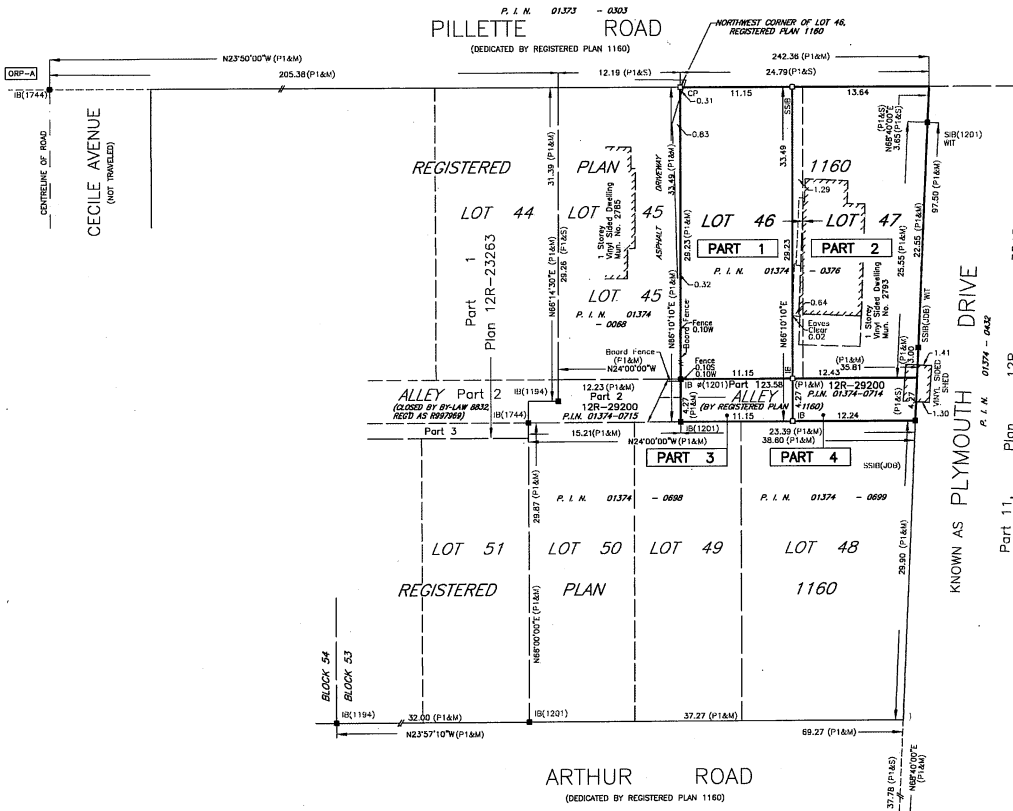


VERHAEGEN ALWAYS
MAPPING

LAND SURVEYORS OLS

A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N9A 3E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: D.J. / CMH	CHECKED BY: AM	REFERENCE NO.: 22-47-428-01
CAD File: 22-47-428-01.dwg	CAD Date: January 29, 2025 11:37 AM	File: E-1180-4

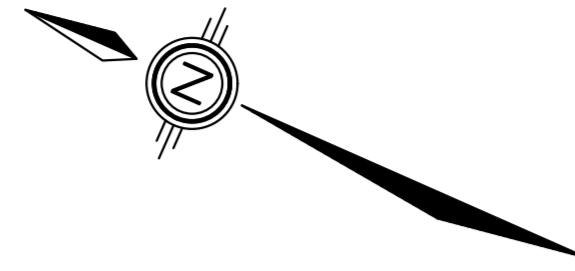


LOT 30
 PLAN 12M - 337

KNOWN AS PLYMOUTH DRIVE
 P.I.N. 01374-0442
 Part 11, Plan 12R - 3343

PARTS SCHEDULE

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2	PART OF LOT 47		
3	PART OF ALLEY		ALL OF 01374-0714
4			



PLAN OF SURVEY
OF
LOTS 46 & 47 and
PART OF ALLEY,
REGISTERED PLAN 1160
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250
0 2.50 5.00 10.00 15.00 25.00 METRES

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ORP-A	4684906.42	338171.35
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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	S	DENOTES SET
□	DENOTES SURVEY MONUMENT SET	⊥	DENOTES PERPENDICULAR
SIB	DENOTES STANDARD IRON BAR	ORP	DENOTES OBSERVED REFERENCE POINT
SSIB	DENOTES SHORT STANDARD IRON BAR		
IB	DENOTES IRON BAR		
PB	DENOTES PLASTIC BAR		
WIT	DENOTES WITNESS		
M	DENOTES MEASURED		
(P1)	DENOTES PLAN 12R-29200		
(JDB)	DENOTES J.D. BARNES LIMITED		
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(1194)	DENOTES JOHN B. SMEETON, O.L.S.		
	N=NORTH; S=SOUTH; W=WEST; E=EAST		

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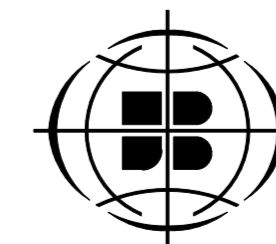
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DATE JANUARY 28, 2025.

ALEC S. MANTHA
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VERHAEGEN
LAND SURVEYORS

SURVEYING
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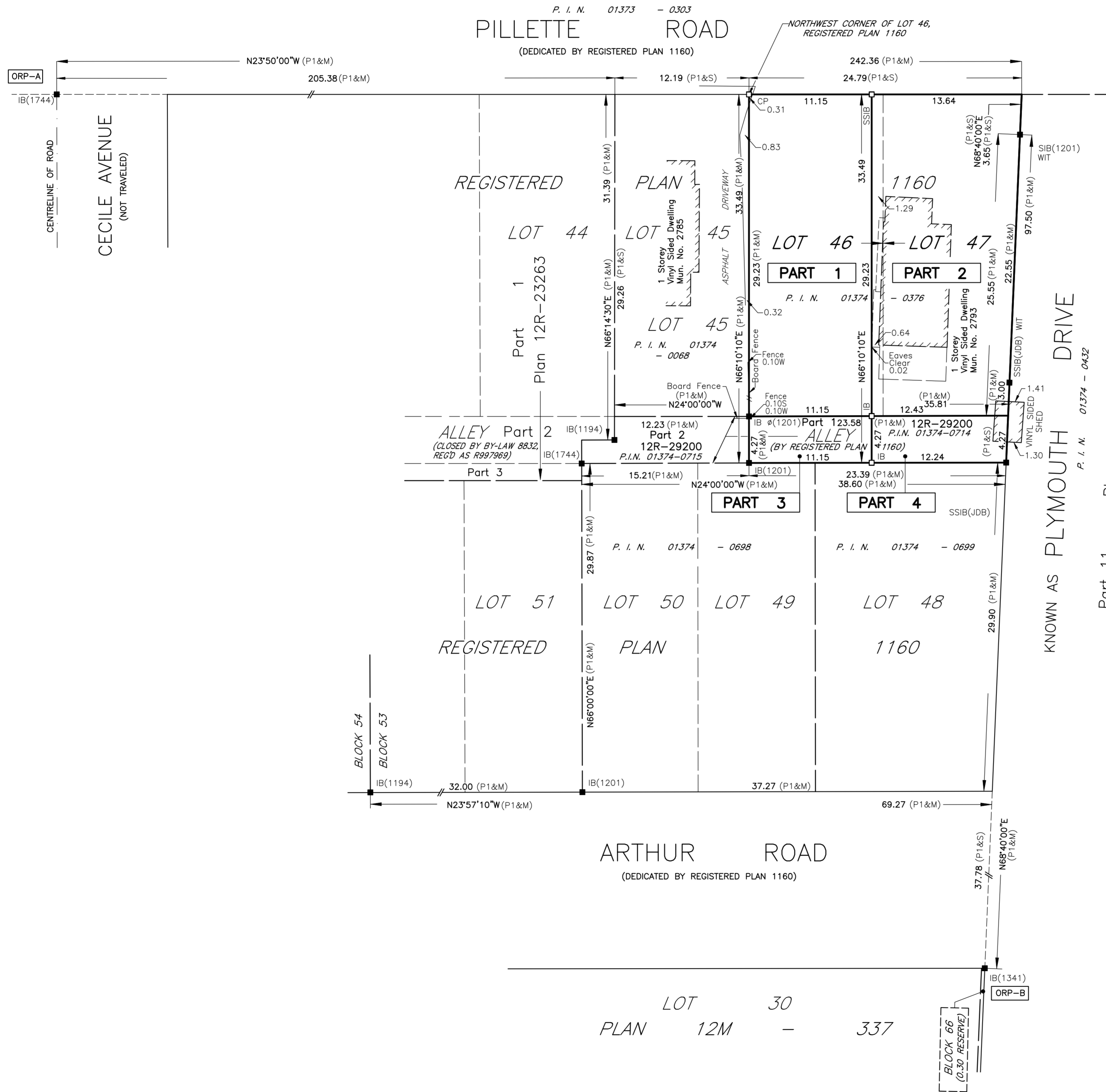
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CAD Date: January 29, 2025 11:37 AM

File: E-1160-4



LOT 30
PLAN 12M - 337

BLOCK 66
(0.30 RESERVE)

64cm x 0.4 24.0 mm? 64cm x 24.0" w (4.3 11.2")