



COMMITTEE OF ADJUSTMENT

APPLICANT : RAY ANTHONY LENARDUZZI

ADDRESS : 1290 JEFFERSON BOULEVARD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: A-030/25

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: RAY ANTHONY LENARDUZZI **Location:** 1290 JEFFERSON BLVD

Legal Description: PLAN 717 PT BLK E;RP
12R12969 PARTS 2 & 4 **Zoning:** Residential RD1.1

Official Plan: Residential

Explanation: New Lot with reduced minimum lot width for the severed lot, thereby requesting the following relief:

Section 10.1.5.1 – Minimum Lot Width

| By Law Requirements | Proposed |
|---------------------|----------|
| 15.0 m | 12.8 m |

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

When: April 24, 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: 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 RAY LENARDUZZI | Contact No. (519) 819-5735 | Business Telephone No. |
| | Address 1290 JEFFERSON BLVD WINDSOR | Postal Code N8S-2R4 | |
| | E-Mail Address: rlenarduzzi1234@gmail.com | | |
| | Name of Contact Person/Agent (if different than owner) | Contact No. | Business Telephone No. |
| | Address | Postal Code | Fax No. |
| E-Mail Address: | | | |
| PAYMENT CONTACT INFORMATION ONLY: | | | |
| Name: RAY LENARDUZZI | | | |
| Contact No: (519) 819-5735 | | | |
| 2 | Date application submitted to the City of Windsor. MARCH 21 / 2025 | | |
| 3 | Present Official Plan Provisions applying to the land: RESIDENTIAL | | |
| 4 | Present Zoning By-law provisions applying to the land: (R01.1) | | |
| 5 | Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) MINIMUM LOT WIDTH FOR SEVERED LOT (10.1.5.1) 15 m REQ 12.8 m PROPOSED | | |
| 6 | State why it is NOT possible to comply with the provisions of the by-law. (Must be complete).. MINIMUM WIDTH CANNOT BE MAINTAINED BECAUSE OF EXISTING HOUSE PLACEMENT | | |
| 7 | Legal Description of the Subject Land(s) | | |
| | Municipality WINDSOR | Street Name JEFFERSON | Street Address 1290 |
| | Concession Number(s) | Registered/reference Plan No. RP12R12969 | Lot/Part No.(s) PART 2+4 |
| | Parcel No. | | |
| 8 | Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE | | |
| | Lot Frontage/Width 33.6 m | Depth 49.75 m | Lot Area 2471.8 m ² |
| 9 | Access (check appropriate space) | Provincial Highway | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | | Municipal road, maintained all year | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | | Municipal road, seasonally maintained | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Other public road | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Right of way | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | 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 | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 10 | Water Supply | Publicly owned and operated piped water system... | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | | Privately owned and operated..... | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Individual or communal well..... | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Lake or other water body..... | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Other | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 11 | Sewage Disposal | Publicly owned and operated piped sewage system..... | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | | Privately owned and operated individual or communal septic tank system..... | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | Pit, privy, or other | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| | | | |

| | | | | |
|----|--|--|-------------------------------------|---|
| 12 | Storm Drainage | Municipal Sewers Ditches or Swales Other (specify) | <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 | | | |
| 15 | Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 | 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | g) The location and nature of any easement affecting the subject land. | <input type="checkbox"/> | <input 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.

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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999897.

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

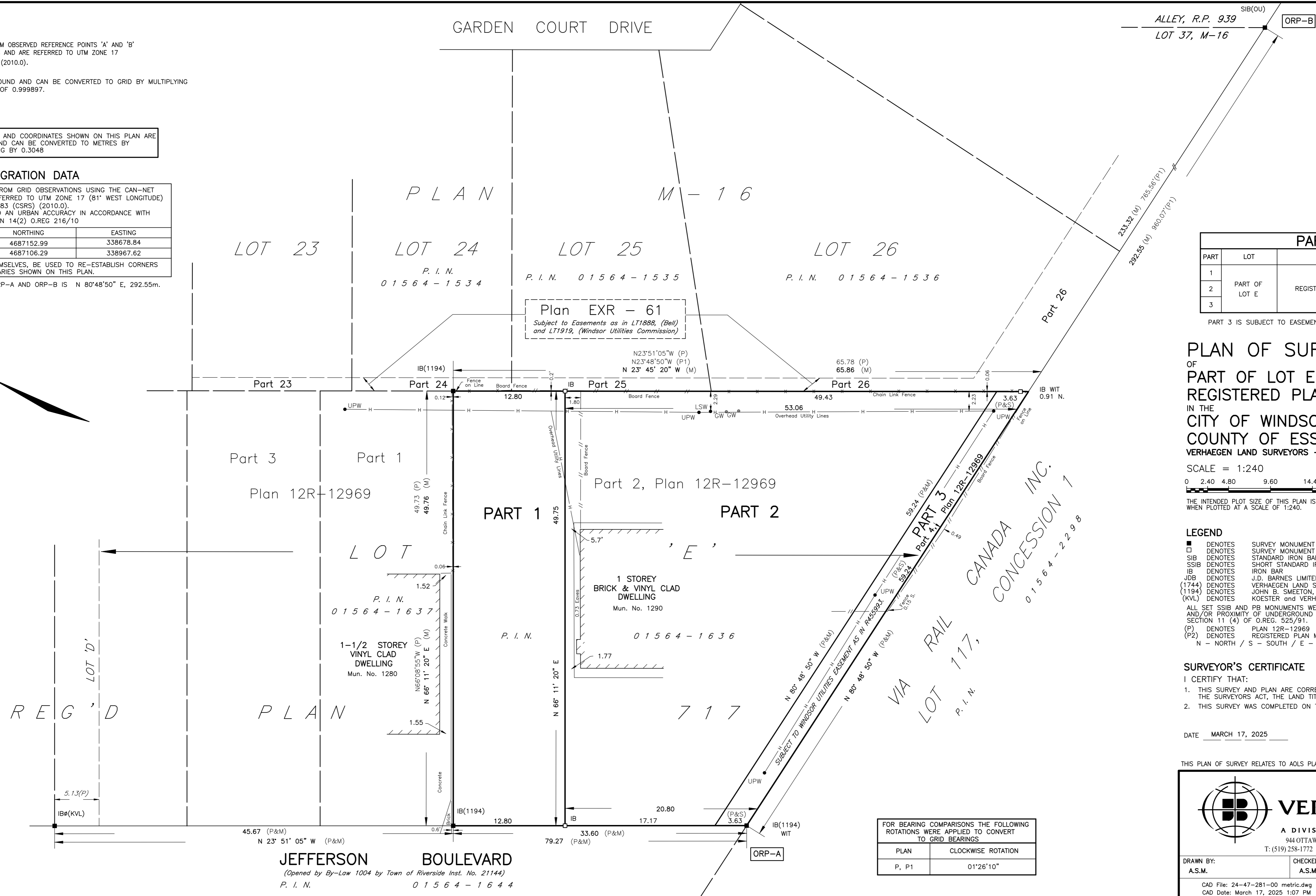
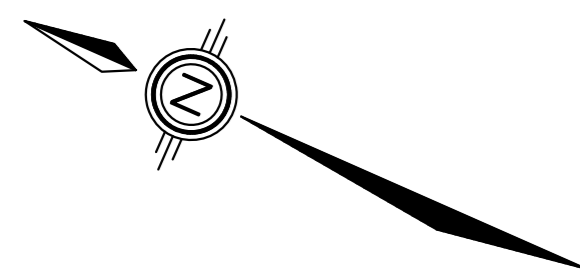
INTEGRATION DATA

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 | 4687152.99 | 338678.84 |
| ORP-B | 4687106.29 | 338967.62 |

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 N 80°48'50" E, 292.55m.



ALLEY, R.P. 939
LOT 37, M-16

| PARTS SCHEDULE | | | | |
|----------------|---------------|---------------------|-------------------|--------------|
| PART | LOT | CON/PLAN | P.I.N. | AREA (Sq.m.) |
| 1 | | | | 637.0 |
| 2 | PART OF LOT E | REGISTERED PLAN 717 | ALL OF 01564-1636 | 1655.6 |
| 3 | | | | 180.4 |

PART 3 IS SUBJECT TO EASEMENT AS IN R455993.

PLAN OF SURVEY
OF
PART OF LOT E,
REGISTERED PLAN 717
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.

SCALE = 1:240
0 2.40 4.80 9.60 14.40 24.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 813mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:240.

LEGEND

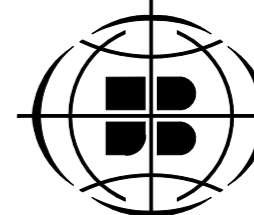
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- JDB DENOTES J.D. BARNES LIMITED
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (1194) DENOTES JOHN E. SMEETON, O.L.S.
- (KVL) DENOTES KOESTER and VERHAEGEN, O.L.S.
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- OU DENOTES ORIGIN UNKNOWN
- GW DENOTES GUY WIRE
- LSW DENOTES LIGHT STANDARD WOOD
- UPW DENOTES UTILITY POLE WOOD

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.
(P) DENOTES PLAN 12R-12969 (P1) DENOTES REGISTERED PLAN 717
(P2) DENOTES REGISTERED PLAN M-16
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, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 16th DAY OF JUNE, 2024.

DATE MARCH 17, 2025
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2217514



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: A.S.M. | CHECKED BY: A.S.M. | REFERENCE NO.: 24-47-281-00 |
| CAD File: 24-47-281-00 metric.dwg CAD Date: March 17, 2025 1:07 PM | | File: E-717-LOT E |

| PLAN | CLOCKWISE ROTATION |
|-------|--------------------|
| P, P1 | 01°26'10" |

JEFFERSON BOULEVARD
(Opened by By-Law 1004 by Town of Riverside Inst. No. 21144)
P. I. N. 01564-1644