



COMMITTEE OF ADJUSTMENT

APPLICANT : NC CAPITAL INC.

ADDRESS : 854 & 856 UNIVERSITY AVENUE EAST

 SUBJECT LANDS



CITY OF WINDSOR

File: A-034/24

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 letter as a courtesy because the Committee of Adjustment identified you as someone who should be notified of the application. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on July 10, 2024.

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

Owner: NC CAPITAL INC. **Location:** 854 UNIVERSITY AVE E

Legal Description: PLAN 140 S PT LOT 9;N PT LOT 10 **Zoning:** Residential RD2.2

Official Plan: Residential

Explanation: Construct a semi-detached dwelling with ADUs exceeding maximum lot coverage-- accessory building, thereby requesting the following relief:

Section 5.10.9.10 – Maximum Lot coverage – accessory building

By Law Requirements	Proposed
10.0%	14.3%

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

When: July 25, 2024 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.

Additional written comments are available by email after 12:00 noon on the Friday prior to the hearing. **Deadline:** July 11, 2024 Secretary-Treasurer, Committee of Adjustment

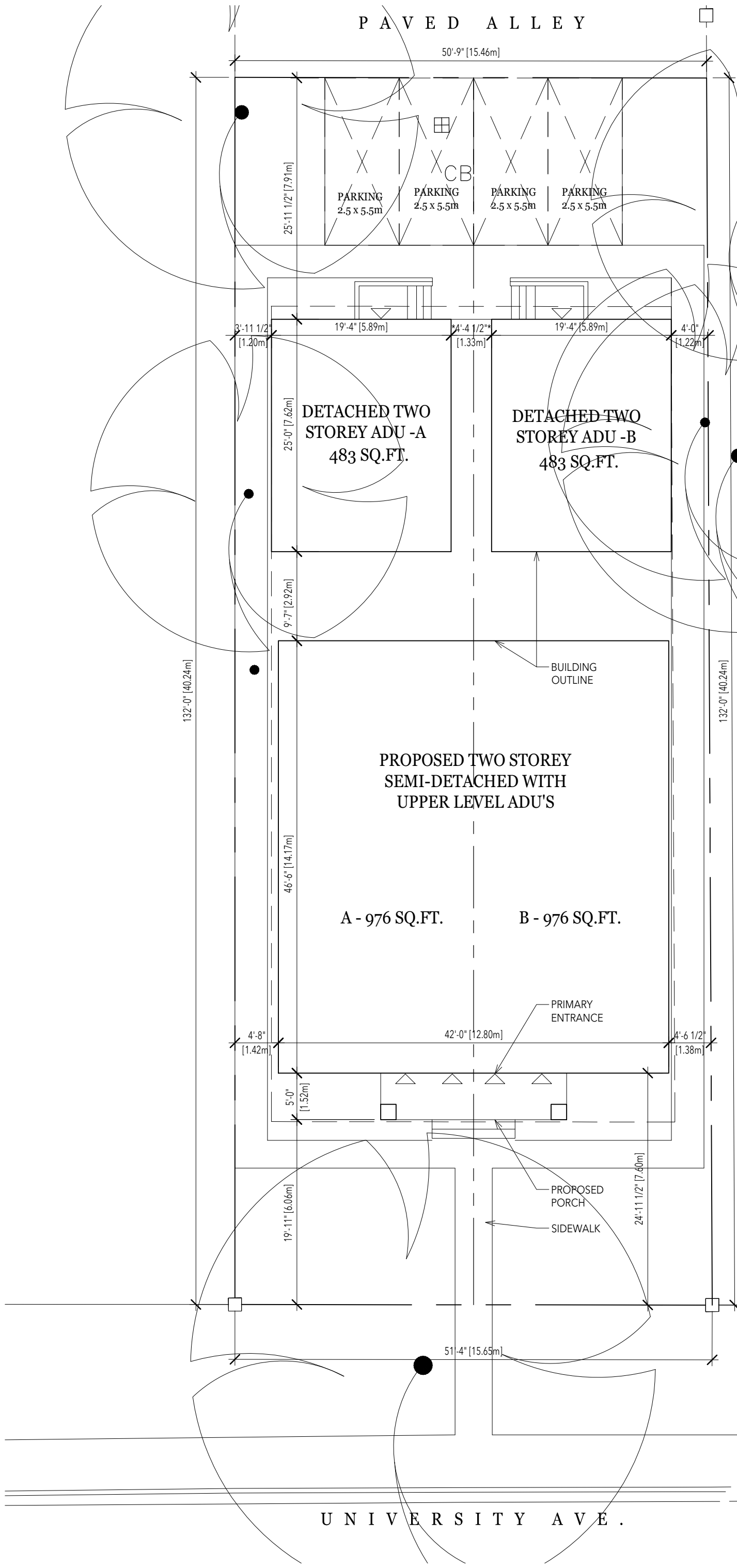
Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

1	Application Information		
	Name of ALL Owners NC Capital Inc	Contact No. 705-888-1255	Business Telephone No.
	Address 165 Lane StEssex, ON nate@nccapital.ca		Postal Code N8M 0B1
	E-Mail Address:		
	Name of Contact Person/Agent (if different than owner) Clarke Gallie	Contact No. 226-345-2999	Business Telephone No.
Address 1594 Drouillard Rd Windsor ON		Postal Code N8Y 2S2	Fax No.
E-Mail Address:gallie.clarke@gmail.com			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Email & Contact No:			
2	Date application submitted to the City of Windsor. 29-May-2024		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: RD2.2		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) a. 10.0% (Required) b. 14.3% (Provided) Maximum Lot Coverage - Accessory Buildings (5.10.9.10)		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) The pre approved pre-fab models do not comply with the smaller footprint.		
7	Legal Description of the Subject Land(s) PT LT 9 N/S ALBERT ST PL 140 WINDSOR; PT LT 10 N/S ALBERT ST PL 140 WINDSOR AS IN R1218420; WINDSOR		
	Municipality Windsor	Street Name University	Street Address 854-858 (To be Made)
	Concession Number(s)	Registered/reference Plan No. PL 140	Lot/Part No.(s)
	Parcel No.		
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 51.34'	Depth 132.02'	Lot Area 6737ft^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 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 _____	<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 _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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: <h2 style="text-align: center;">Residential Semi-Detached & Adu's</h2>																																								
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. <input type="checkbox"/> Unknown 15-Apr-20224																																								
17 The date the existing buildings or structures on the subject land were constructed. <input type="checkbox"/> Unknown Vacant Land																																								
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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If yes, the status of the application: _____																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;"></th> <th style="width: 15%; text-align: center;">Included</th> <th style="width: 15%; text-align: center;">Not Applicable</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="background-color: yellow;"> Applications submitted without the noted requirements will be considered incomplete and will be returned. </td> </tr> <tr> <td colspan="3"> <u>Minimum Standards for Drawings:</u> </td> </tr> <tr> <td colspan="3"> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its: </td> </tr> <tr> <td>a) The boundaries and dimensions of the subject land.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>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.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>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.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>d) The current uses on land that is adjacent to the subject land.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>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.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>g) The location and nature of any easement affecting the subject land.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="3"> The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </tbody> </table>						Included	Not Applicable	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:			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 checked="" type="checkbox"/>	<input type="checkbox"/>	g) The location and nature of any easement affecting the subject land.	<input checked="" 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		
	Included	Not Applicable																																						
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:																																								
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 checked="" type="checkbox"/>	<input type="checkbox"/>																																						
g) The location and nature of any easement affecting the subject land.	<input checked="" 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.**



LOT CALCULATIONS		
ZONED: R2.2 - WINDSOR		
SEMI-DETACHED DWELLING		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	15.0m (49.2')	15.65m (51.3')
MIN. LOT AREA	450.0m ² (4,843ft ²)	625.9m ² (6,737ft ²)
PROPOSED SEMI-DETACHED (INCLD PORCH)	-	2,052ft ²
PROPOSED DETACHED ADU (483 SQ.FT. EACH)	-	*966ft ² *
MAX. ACCESSORY LOT COVERAGE	10%	*14.3%*
TOTAL BUILDING FOOTPRINTS	-	3,018ft ²
MAX. LOT COVERAGE	45%	44.8%
PROPOSED GROSS FLOOR AREA (1ST & 2ND FLR)	400.0m ² (4,305ft ²)	362.7m ² (3,904ft ²)
TOTAL PROPOSED DWELLING UNITS		6
MIN. FRONT YARD	19.8' (6.0m)	24.9' (7.60m)
REAR YARD	24.6' (7.5m)	25.9' (7.91m)
MIN SIDE YARD	3.9' (1.2m)	3.9' (1.2m)
PARKING REQUIRED	2	4

* DENOTES A REQUIRED VARIANCE

LOT FIT PLAN