

COMMITTEE OF ADJUSTMENT

APPLICANT : AMEX PROPERTIES INC

ADDRESS : 3915 BASELINE ROAD

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

CITY OF WINDSOR

File: A-039/24

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 85-18. 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 85-18

Owner: AMEX PROPERTIES INC **Location:** 3915 BASELINE RD
Legal Description: CON 7 N PT LOT 16 PLAN 1523;LOT 2 **Zoning:** Hamlet Residential Zone - RH
Official Plan: Residential
Explanation: Construction of a single unit dwelling with reduced minimum lot area and lot frontage, thereby requesting the following relief:

Section 7.1.3 – Minimum Lot Area – Retained Lot (Part 2)

By Law Requirements	Proposed
1,858.0 m ²	1,268.5 m ²

Section 7.1.4 – Minimum Lor Frontage- Retained Lot (Part 2)

By Law Requirements	Proposed
30.00 m	22.86 m

Section 7.1.3 – Minimum Lot Area - Severed Lot (Part 1)

By Law Requirements	Proposed
1,858.0 m ²	1,262.7 m ²

Section 7.1.4 – Minimum Lot Frontage – Severed Lot (Part 1)

By Law Requirements	Proposed
30.00 m	22.86 m

Note: Please refer to file(s) B-025/24; B-026/24

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.

Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson
Secretary-Treasurer, Committee of Adjustment

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

Dated: July 11, 2024

Tel: 519-255-6543

Fax: 519-255-6544

Email: jwatson@citywindsor.ca

Web: www.citywindsor.ca

1	Application Information		
	Name of ALL Owners AMEX PROPERTIES INC c/o Harpreet Multani	Contact No. 519-726-4444	Business Telephone No.
	Address 7066 Smith Industrial, Amherstburg, ON		Postal Code N0R 1J0
	E-Mail Address: harpreet@amexfreight.com		
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc.	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:			
Email & Contact No:			
2	Date application submitted to the City of Windsor. June 14, 2024		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: Hamlet Residential		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Section 7.1.3 reduce the min lot area to 1,262.7 m2 (part 1) and 1,268.5 m2 (part 2) and Section 7.1.4 reduce the min lot frontage to 22.86 m (parts 1 and 2). See attached.		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) Relief will allow the construction of a new single detached dwelling on the vacant portion of the oversized parcel of land.		
7	Legal Description of the Subject Land(s)		
	Municipality Windsor	Street Name Baseline	Street Address 3915
	Concession Number(s) Con 7 N	Registered/reference Plan No. Plan 1523	Lot/Part No.(s) Pt Lot 16
	Parcel No.	ARN 090-010-09700-0000	
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 22.86 m	Depth Irregular	Lot Area 1,262.7m2/1,268.5 m2
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <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"/>																														
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: Proposed residential use (single detached dwelling)																																		
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 2018																																		
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 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: _____																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Included</th> <th style="width: 20%; text-align: center;">Not Applicable</th> </tr> </thead> <tbody> <tr> <td colspan="3"> 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: </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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" 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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" 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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" 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	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:			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. 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Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

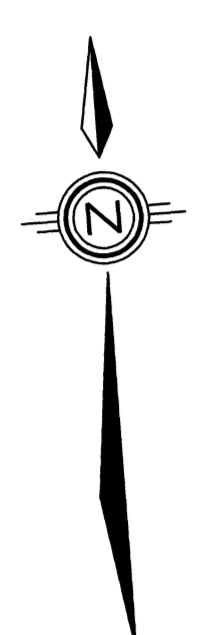
PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	ALL OF LOT 2	REGISTERED PLAN 1523	ALL OF 75235-0080	1262.7 m ²
2				1268.5 m ²

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 12R- RECEIVED AND DEPOSITED
DATE _____	DATE _____
ROY A. SIMONE ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PLAN OF SURVEY
OF
LOT 2
REGISTERED PLAN 1523
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE = 1:300
0 3.00 6.00 12.00 18.00 30.00 METRES

LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989460
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 19mm X 16mm X 0.61m IRON BAR
IB • DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (O) DENOTES DEED
SRP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (O/U) DENOTES ORIGIN UNKNOWN
(P) DENOTES REGISTERED PLAN 1523 (P-1) DENOTES PLAN 12R-10105
(P-2) DENOTES PLAN 12R-5322 (P-3) DENOTES PLAN 12R-26881
(P-4) DENOTES PLAN OF SURVEY PER 1744, Dated April 27, 1995, Plan File B-2158
(P-5) DENOTES PLAN 12R-26881
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.

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 8th DAY OF NOVEMBER, 2019
DATE NOVEMBER 20, 2019
Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

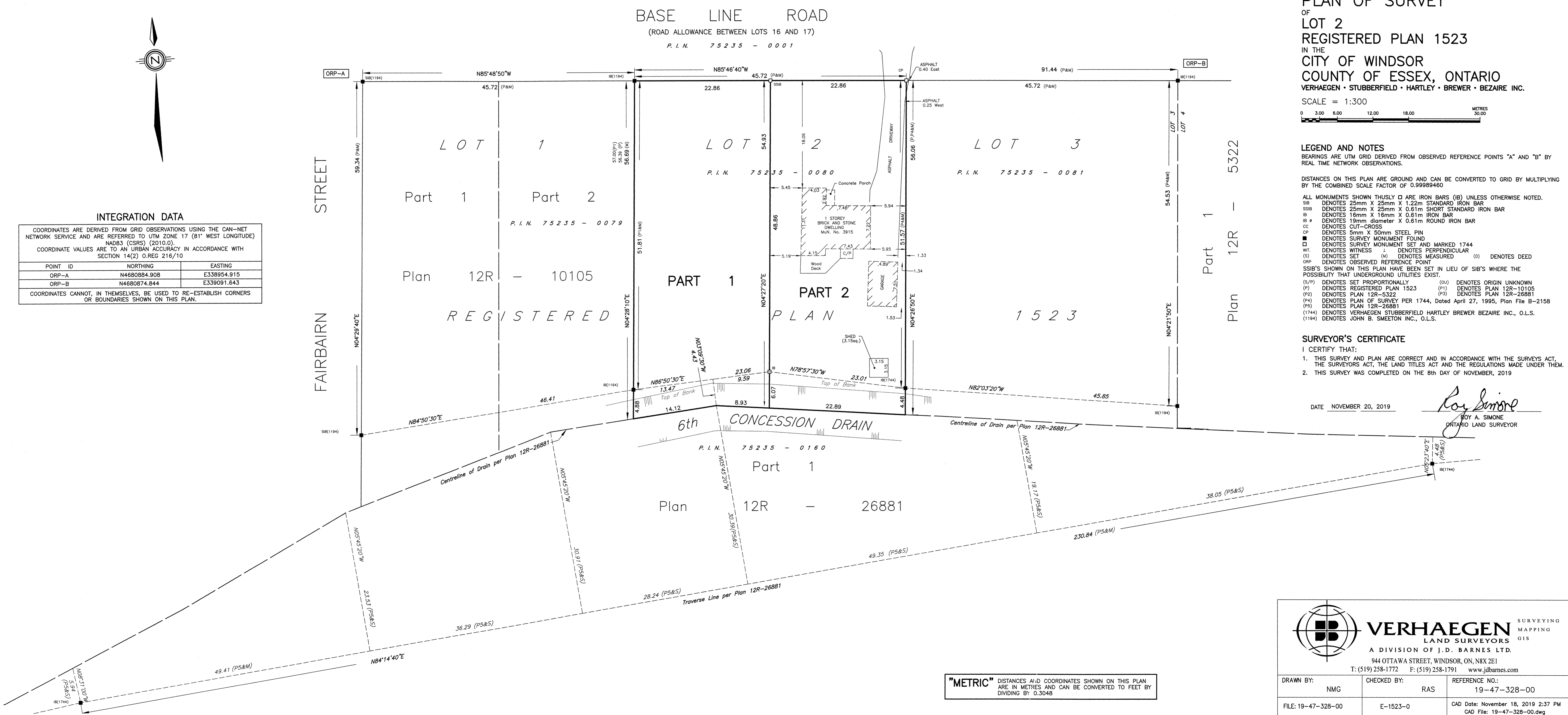


INTEGRATION DATA

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	N4680884.908	E338954.915
ORP-B	N4680874.844	E339091.643

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



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

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING GIS
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: NMG	CHECKED BY: RAS	REFERENCE NO.: 19-47-328-00
FILE: 19-47-328-00	E-1523-0	CAD Date: November 18, 2019 2:37 PM CAD File: 19-47-328-00.dwg