

COMMITTEE OF ADJUSTMENT

APPLICANT : GJB REAL ESTATE INC.

ADDRESS : 4054 ROSELAND DRIVE WEST

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.

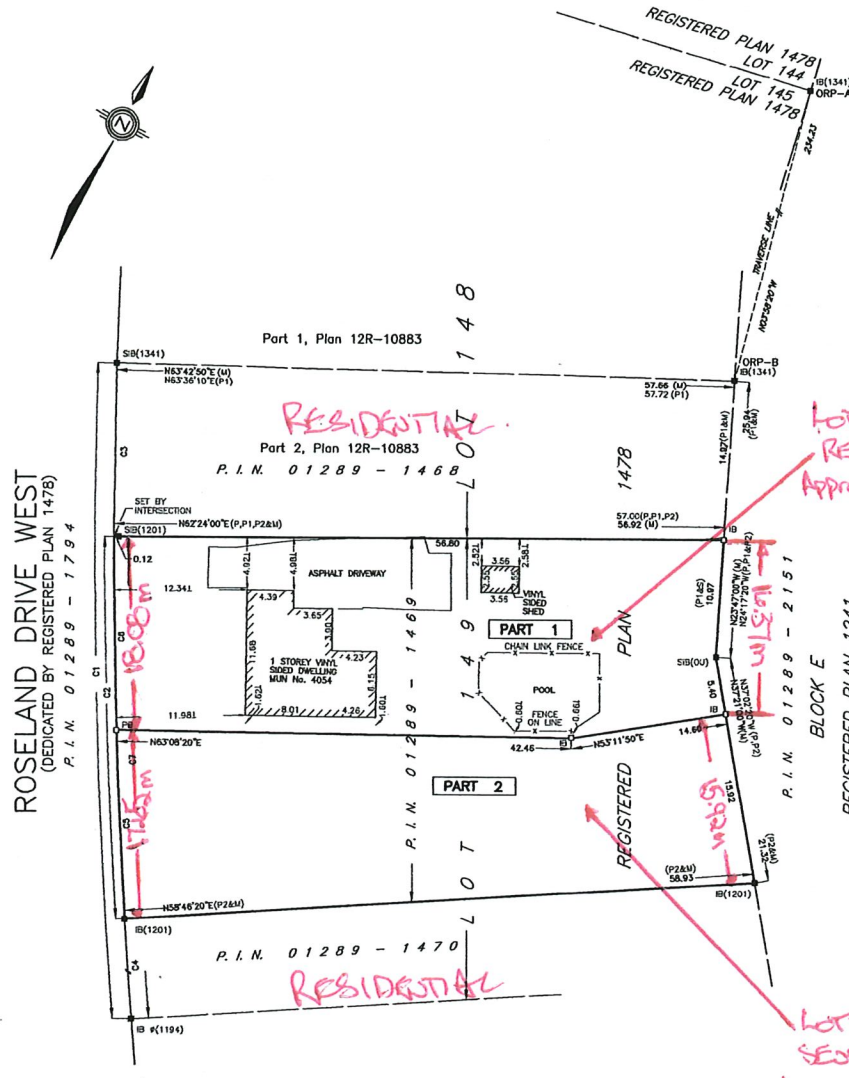


1	Application Information		
	Name of ALL Owners GJB REAL ESTATE INC.	Contact No.	Business Telephone No. 519 971-6228
	Address 4024 ROSELAND DRIVE WEST WINDSOR ONTARIO		Postal Code N9G 1Z9
	E-Mail Address: gjborkow47@gmail.com		
	Name of Contact Person/Agent (if different than owner) MICHAEL STAMP	Contact No.	Business Telephone No. 226-348-8344
	Address 1039 MACLEDA WAY WINDSOR ONTARIO	Postal Code N9L2T 7.	Fax No. N/A
E-Mail Address: mgstamp65@gmail.com			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Contact No:			
2	Date application submitted to the City of Windsor. NOVEMBER 26 2024.		
3	Present Official Plan Provisions applying to the land: O.P. DESIGNATION IS "RESIDENTIAL"		
4	Present Zoning By-law provisions applying to the land: ZONING BY-LAW IS (RDI-4) RESIDENTIAL DISTRICT 1.4.		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) SEVERED LOT, MINIMUM LOT WIDTH (10.4.5.1) 18.0M REQUIRED, 16.0M PROVIDED SINGLE UNIT DWELLING. RETAINED LOT, SINGLE UNIT DWELLING, MINIMUM LOT WIDTH (10.4.5.1) 18.0M PROVIDED 17.2M PROVIDED.		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) EXISTING LOT FRONTAGE IS 35.73 M. EXISTING LOT REAR LOT WIDTH IS 32.29M LOTS TO THE NORTH & SOUTH OF THE SUBJECT ARE ALREADY IMPROVED & ADDITIONAL LOT WIDTH IS NOT AVAILABLE.		
7	Legal Description of the Subject Land(s)		
	Municipality CITY OF WINDSOR.	Street Name ROSELAND DRIVE WEST	Street Address 4024.
	Concession Number(s) N/A	Registered/reference Plan No. 1478	Lot/Part No.(s) PART OF LOT 149
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width RETAINED 17.2M SEVERED 16.0M	Depth 54.92M 58.0M	Lot Area 1028.5 m ² 1022.8 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 checked="" 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 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 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"/>
13	The existing uses of the subject land: <i>RESIDENTIAL - BOTH SEVERED & RETAINED LOT.</i> 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: <i>RESIDENTIAL, BOTH SEVERED LOT & RETAINED LOT.</i>			
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 <i>RETAINED LOT HAS AN EXISTING HOUSE WHICH WILL REMAIN. SEVERED LOT UNKNOWN.</i> 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
17	The date the existing buildings or structures on the subject land were constructed.			<input type="checkbox"/> Unknown
18	The length of time that the existing uses of the subject land have continued.			<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 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 checked="" type="checkbox"/> No <input 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: a) The boundaries and dimensions of the subject land. 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. 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. d) The current uses on land that is adjacent to the subject land. 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. f) If access to the subject land is by water only, the location of the parking and docking facilities to be used. g) The location and nature of any easement affecting the subject land. The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Included <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Not Applicable <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	

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

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.L.N.	AREA
1	PART OF LOT 149	REGISTERED PLAN 1478	ALL OF 01289-1469	0.102 Ha.
2				0.092 Ha.



PLAN OF SURVEY
OF
PART OF LOT 149
REGISTERED PLAN 1478
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
SCALE = 1:250

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) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4879861.61	334143.10
ORP-B	4879827.97	334159.32

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	01°36'00"
P1,P2	01°22'40"

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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999914

ALL SET SSB AND FB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROBABILITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF OREG. 825/91.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (□) UNLESS OTHERWISE NOTED.

SSB DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR
SSB DENOTES 25mm x 25mm x 0.81m SHORT STANDARD IRON BAR
IB DENOTES 16mm x 16mm x 0.81m IRON BAR
B DENOTES 19mm diameter x 0.81m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 50mm x 50mm STEEL FPH
PB DENOTES PLASTIC BAR
W DENOTES SURVEY MONUMENT FOUND
CI DENOTES SURVEY MONUMENT SET AND MARKED JOB
WIT DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (U) DENOTES HEADSQUARED (O) DENOTES INST. NO.
ORP DENOTES OBSERVED REFERENCE POINT
(R) DENOTES NOT IDENTIFIABLE (O) DENOTES ORIGIN UNKNOWN
(S/P) DENOTES SET PROPORTIONALLY
(1744) DENOTES VERHAEGEN SURVEYORS INC. O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC. O.L.S.
(1194) DENOTES JOHN B. SMITTON INC. O.L.S.
(1341) DENOTES RICHARD W. BURRY, O.L.S.
(P) DENOTES REGISTERED PLAN 1478
(P1) DENOTES PLAN 12R-1583
(P2) DENOTES PLAN OF SURVEY BY (1201) DATED OCTOBER 23, 1972 (4239)

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 07th DAY OF NOVEMBER, 2024

DATE: NOVEMBER 07, 2024

Roy Simon
ROY A. SIMON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AQLS PLAN SUBMISSION FORM NUMBER 2218428

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	591.43 (P&S)	87.58	87.48	N30°07'30"W
C2	591.43	35.71 (P&U)	35.73	N29°11'00"W (U)
		16.16 (P1)		N29°17'10"W (P2)
C3	591.43	16.23 (U)	16.23	N28°40'00"W (U)
		16.16 (P1)		N27°03'10"W (P1)
C4	591.43	35.60	35.60	N32°34'10"W
C5	591.43	17.65	17.65	N30°03'30"W
C6	591.43	18.08	18.08	N28°19'40"W
C7	591.43	71.33 (U)	71.28	N30°54'30"W (U)
		71.40 (P)		N31°03'35"W (P)

VERHAEGEN SURVEYING & MAPPING
LAND SURVEYORS O.L.S.
A DIVISION OF J.D. BARNES LTD.
940 OTTAWA STREET, WINDSOR, ON N9X 1E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: SP	CHECKED BY: RAS	REFERENCE NO.: 24-47-499-00
CAD File: 24-47-499-00.dwg		File: E-1478-14
CAD Date: November 7, 2024 8:55 AM		