



COMMITTEE OF ADJUSTMENT

APPLICANT : 1000925148 ONTARIO INC.

ADDRESS : 408-444 HANNA STREET EAST

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

CITY OF WINDSOR

File: B-008/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 54 (2) of the Planning Act, the City of Windsor Council has delegated consent authority to the Committee of Adjustment, and further, **PURSUANT** to Section 53 of the Planning Act, a Committee of Adjustment public hearing will be held to consider an application for consent.

You are receiving this letter 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 February 26, 2025

APPLICATION FOR CONSENT

Owner: 1000925148 ONTARIO INC. **Location:** 408-444 HANNA ST E

Legal Description: PLAN 649 LOTS 31 32 33 **Zoning:** Manufacturing MD1.2
PT;CLOSED ALLEY CON 1 PT
LOT 87;RP 12R7038 PARTS 1 &
2

Official Plan: Industrial

Explanation: Severance of lands, as shown on the attached drawings, for the purpose of creating a new lot.

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

When: March 13, 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.

If a person or public body that files an appeal of the decision of the Committee of Adjustment, in respect of the proposed consent, does not make oral submissions at a public meeting or does not make written submissions to the Committee of Adjustment before a provisional consent is given or refused, the Ontario Land Tribunal may dismiss the appeal.

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: February 27, 2025

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

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Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: <http://www.citywindsor.ca>

	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 type="checkbox"/> <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"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <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"/> <input type="checkbox"/>
	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"/>	No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
7	The current designation of the subject property in the Official Plan Industrial					
	History of the Subject Land Industrial					
8	Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. _____ _____ If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. _____ _____					
9	Has any land been severed from the parcel originally acquired by the owner of the subject land: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown					
10	If the answer to item 9 is <u>yes</u>, the date of the transfer, the name of the transferee and the land use on the severed land:					
11	Current Applications Not applicable. If known, whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister's Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent. _____ _____ If yes, the file number of the application and the status of the application. _____					
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
13	Whether the subject land is within an area of land designated under any provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable					
14	If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable					

15	The required sketch map is to indicate the following, in metric units and must be included with application:	Included	Not Applicable
	a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or landmark</u> such as a bridge or railway crossing;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be <u>severed</u> and the part that is intended to be <u>retained</u> ;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) the location of all land <u>previously severed</u> from the parcel originally acquired by the <u>current owner</u> of the subject land;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) the approximate location of all <u>natural and artificial features</u> (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that: (i) are located on the <u>subject land</u> and on land that is <u>adjacent</u> to it, and (ii) in the applicant's opinion, may affect the application;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	g) the <u>location, width</u> and <u>name</u> of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley);	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	h) if access to the subject land will be <u>by water only</u> , the location of the parking and boat docking facilities to be used; and	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) the location and nature of any easement affecting the subject land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The required sketch map has been included with this application form.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			

DECLARATION:

I/WE, JOE DONATO of the CITY (City/Town)

of WINDSOR (name City/Town) in the COUNTY (County) of ESSEX (name county) on this 16 day of January, 2025 **SOLEMNLY DECLARE** that all statements contained in this application are true and I/WE make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

(Sign) Joe Donato

(Sign) _____

DECLARED BEFORE ME at the CITY of WINDSOR in the COUNTY of ESSEX this _____ day of JANUARY, 2025.

[Signature] A Commissioner etc.

***** THIS SECTION MUST BE COMPLETE**

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

This application has been received and is accepted for processing as the application is complete.

[Signature] _____ Date: Feb 4/24

Secretary-Treasurer (or Designate)

SEVERANCE NOTE: Severance condition(s) must be fulfilled within one year after consent has been granted. If the condition is not satisfied within required timeline, the application is deemed to be null and void. A new Committee of Adjustment application will be required for any expired application. [Signature] (Please Initial)

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
Ⓐ	4685067.68	333487.30
Ⓑ	4685113.14	333588.55

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

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999864594.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS Ⓐ AND Ⓑ AS SHOWN HEREON, HAVING A GRID BEARING OF N65°49'20"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P3, P4 & P5 - 1°00'40" CLOCKWISE

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1				2588.0
2				1007.6
3	1	1 EASTERN DIVISION	PART OF PIN 75175-1485 (LT)	1984.7
4				69.8
5				246.6

GEOGRAPHIC TOWNSHIP OF SANDWICH EAST

PLAN OF SURVEY OF
ALL OF LOTS 31 TO 33 (INCLUSIVE)
PART OF ALLEY
 (CLOSED BY BY-LAW 2983 AS IN 358153)
REGISTERED PLAN 649
 AND
PART OF LOT 87
CONCESSION 1
 AND
PART OF LOT 15
REGISTERED PLAN 130
 AND
PART OF LOTS 46 & 47
REGISTERED PLAN 573
 AND
PART OF ALLEY
 (CLOSED BY BY-LAW 13188 AS IN R1412183)
REGISTERED PLAN 573
 GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
CITY OF WINDSOR
 COUNTY OF ESSEX

SCALE 1 : 500 METRES
 0 2 4 6 10 15 20 40 60
 SURVEYORS ON SITE INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

LEGEND

■	MONUMENT FOUND
□	MONUMENT PLANTED
SB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
WT	WITNESS
M	MEASURED
S	SET
P1	SURVEYORS REAL PROPERTY REPORT BY VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. DATED AUGUST 27, 1997, WO. 4-15111, PLAN FILE 13-2848
P2	REGISTERED PLAN 678
P3	PLAN 12R-7169
P4	PLAN 12R-8590
P5	PLAN 12R-7038
P6	REGISTERED PLAN 649
P7	SURVEY BY VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. DATED SEPTEMBER 8, 2016 WO. 4-27979
D1	INSTRUMENT NO R1038007
1201	CLARKE SURVEYORS LTD., O.L.S.
1744	VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
OU	ORIGIN UNKNOWN
OLF	CHAIN LINK FENCE
BLDG	BUILDING
R.P.	REGISTERED PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 3rd DAY OF OCTOBER, 2024.

NOVEMBER 27, 2025

ROBERT WANNACK
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX.

SOS SURVEYORS ON SITE INC.
 3560 WALKER ROAD
 WINDSOR, ONTARIO
 N8W 3S4
 519-818-0767
 www.surveyorsonsite.com

