



# COMMITTEE OF ADJUSTMENT

APPLICANT : CASTLEPLEX HOLDINGS LIMITED

ADDRESS : 543 VANIER STREET

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

# CITY OF WINDSOR

File: B-010/25

## 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

---

<b>Owner:</b>	CASTLEPLEX HOLDINGS LIMITED	<b>Location:</b>	543 VANIER ST
<b>Legal Description:</b>	PLAN 1354 LOTS 91 & 92;PT CLOSED ALLEY	<b>Zoning:</b>	RD1.3
<b>Official Plan:</b>	Residential		
<b>Explanation:</b>	Severance of lands, as shown on the attached drawing, 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

Tel: 519-255-6543  
Fax: 519-255-6544  
Email: [jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)  
Web: <http://www.citywindsor.ca>

<b>1 Application Information</b>			
Name of <u>All</u> Owners (as listed on deed) <b>Castleplex Holdings Limited</b>		Contact No. <b>905.334.6790</b>	Business Telephone No. <b>905.334.6790</b>
Address 2080 Bingley Crescent, Oakville, ON		Postal Code L6M 0E2	
E-Mail Address: <b>castleplex@outlook.com</b>			
Name of <b>Contact Person/Agent</b> (if different than owner)		Contact No.	Business Telephone No.
Address		Postal Code	Fax No.
E-Mail Address:			
<b>PAYMENT CONTACT INFORMATION ONLY:</b>			
Name: <b>Rashik Sarwan</b>			
Contact No: <b>905.334.8790</b>			
<b>2 Type and purpose of proposed transaction:</b>			
<b>Conveyance</b>			
<input checked="" type="checkbox"/> new lot		<input type="checkbox"/> lot addition	
<b>Other</b> (please specify)			
<input type="checkbox"/> mortgage		<input type="checkbox"/> rights-of-way	
<input type="checkbox"/> lease in excess of 21 years		<input type="checkbox"/> easement	
		See separate application for validation of title/power of sale	
<b>3 The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:</b>			
<b>Castleplex Holdings Limited</b>			
<b>4 Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)</b>			
Municipality <b>Windsor</b>	Street Name <b>Vanier Street</b>	Street Address <b>543</b>	
Concession Number(s)	Registered/Reference Plan No. <b>1354 Sandwich East</b>	Lot/Part No.(s) <b>Lot 91 / Lot 92</b>	
Parcel No.			
<b>5 Are there any easements or restrictive covenants affecting the subject land?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> unknown			
<b>(If Yes, please describe)</b> Canceled alleyway in the back			
<b>6 Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)</b>			
<b>Description</b>	Frontage	<b>9.14</b> metres	<b>12.13</b> metres
	Depth	<b>37.18+2.44</b> metres	<b>37.18+4.88</b> metres
	Area	square metres	square metres
	Lot/Part No.(s)	<b>Part Lot 92</b>	Lot 91 + Part Lot 92
	Registered/Reference Plan No.	1354 Sandwich East	1354 Sandwich East
	Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>No</b>	<b>No</b>
	<b>Use of Property</b>	Existing Use(s)	<b>Residential</b>
Proposed Use(s)		<b>Residential</b>	<b>Residential</b>
<b>Buildings or Structures</b>	Existing (Date of construction)	<b>Vacant</b>	Existing home 1929
	Proposed	<b>Vacant</b>	Existing home 1929

(to construct single family)

<b>Access</b> (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 _____	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Water Supply</b>	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other.....	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Sewage Disposal</b>	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other.....	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/>	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/>
<b>7 The current designation of the subject property in the Official Plan</b> Residential					
<b>History of the Subject Land</b> Has been residential since plan of subdivision dated 1929					
<b>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?</b> <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input 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. _____ _____					
<b>9 Has any land been severed from the parcel originally acquired by the owner of the subject land:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>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:</b>					
<b>11 Current Applications</b> N/A  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.  N/A _____ _____  If yes, the file number of the application and the status of the application. _____					
<b>12 Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>13 Whether the subject land is within an area of land designated under any provincial plan or plans.</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable					
<b>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.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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.  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>			

**DECLARATION**

I/WE, Razik Sarsam/Castleplex Holdings Limited of the Town (City/Town)  
of Oakville (name City/Town) in the County (County) of Canada (name county) ON  
this 13<sup>th</sup> day of February, 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.  
I, Lynn Watson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the City of Windsor,  
Expires February 7, 2026.

(Sign) X [Signature]  
(Sign) X \_\_\_\_\_

DECLARED BEFORE ME at the City of Windsore in the  
County of Jessex this 13 day of Feb, 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 13/25  
Secretary-Treasurer (or Designate)

**Minor variance for new construction:** An approved variance is valid and must be acted upon within one (1) year. If a granted variance is not used 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. RS (Please Initial)

**FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on their behalf**

**AUTHORIZATION:**

TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

DATE: \_\_\_\_\_, 20\_\_.

I (We) (Owners of the subject lands) \_\_\_\_\_  
of the (municipality where you reside) \_\_\_\_\_, hereby authorize  
and instruct (agent(s)) \_\_\_\_\_ to submit an application to the  
Committee of Adjustment in respect to (municipal address or legal description) \_\_\_\_\_

Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.

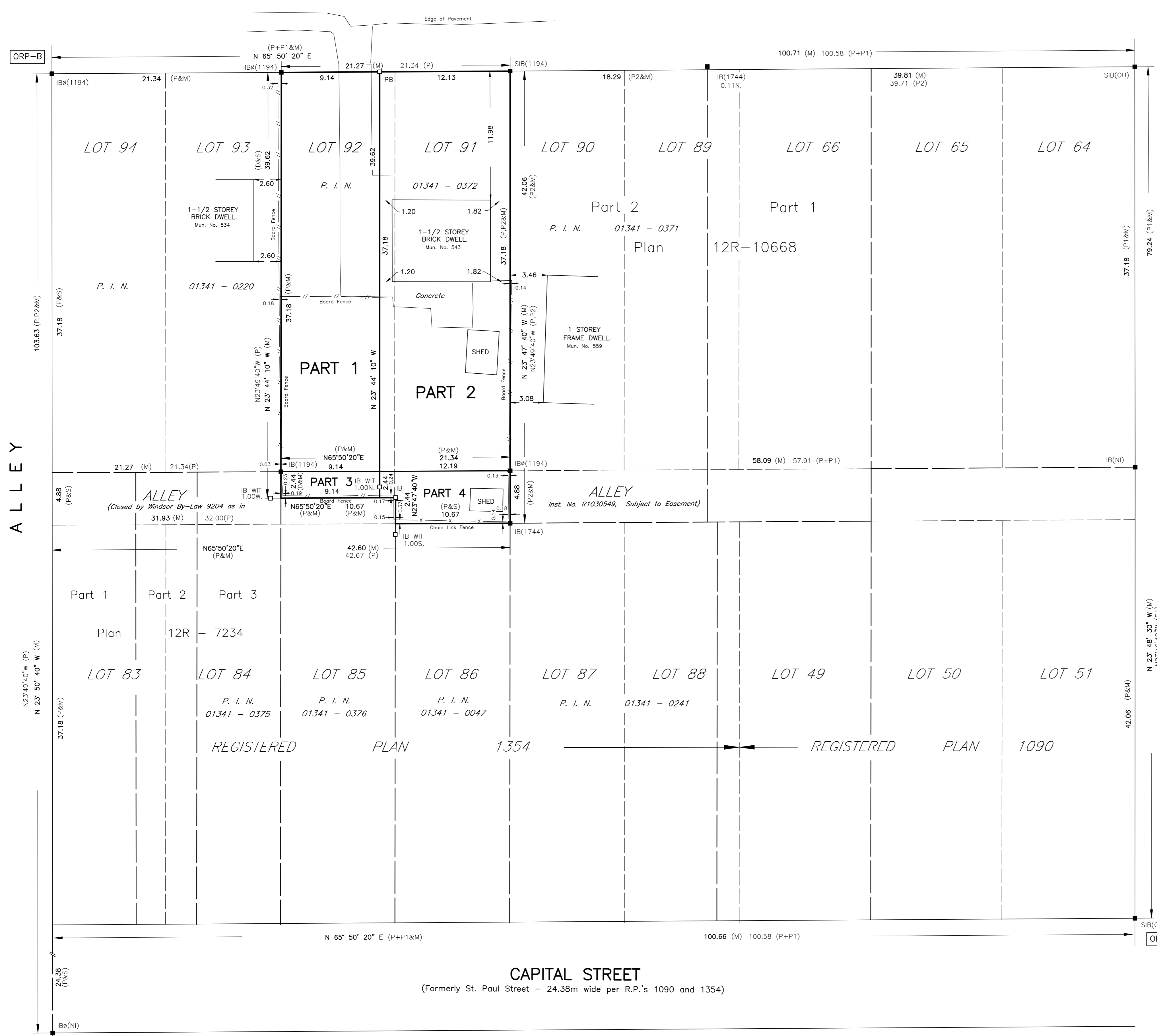
\_\_\_\_\_ X(Sign) Note: If the owner is a Corporation, affix seal (if any)  
\_\_\_\_\_ X (Sign)

Part 5  
Plan 12R-24133  
Part 6

**VANIER STREET**  
(Formerly St. Paul Street - 20.12m wide per R.P.'s 1090 and 1354)  
Crown of Road  
P. I. N. 01339-0816

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (m <sup>2</sup> )
1	PART LOT 92	REGISTERED PLAN 1354	ALL OF 01087-0429	339.8
2	LOT 91 & PART LOT 92			452.1
3	PART OF ALLEY			22.3
4				55.8

PARTS 3 and 4 ARE SUBJECT TO EASEMENTS AS IN R1060549.



**PLAN OF SURVEY**  
OF  
**LOTS 91 and 92,**  
**PART OF ALLEY,** (Closed by Windsor By-Law 9204,  
Inst. No. R1030549)  
**REGISTERED PLAN 1354**  
IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**  
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.  
SCALE = 1:200  
METRES  
0 2.00 4.00 8.00 12.00 20.00  
THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 470mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:200

**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND	WIT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	M	DENOTES MEASURED
SIB	DENOTES STANDARD IRON BAR	S	DENOTES SET
SSIB	DENOTES SHORT STANDARD IRON BAR	T	DENOTES PERPENDICULAR
IB	DENOTES IRON BAR	D	DENOTES DEED
PB	DENOTES PLASTIC BAR	OU	DENOTES ORIGIN UNKNOWN
ORP	DENOTES OBSERVED REFERENCE POINT		

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.

(N) DENOTES NOT IDENTIFIABLE (D) DENOTES INST. No. R897015  
(S/P) DENOTES SET PROPORTIONALLY (P) DENOTES REGISTERED PLAN 1354  
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S. (P1) DENOTES REGISTERED PLAN 1090  
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S. (P2) DENOTES PLAN 12R-10668  
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.  
• UPW DENOTES UTILITY POLE WOOD

**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) (2011.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
DRP-A	4683089.04	334399.50
ORP-B	4683120.29	334275.64

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

A CLOCKWISE ROTATION OF 02°36'20" WAS APPLIED TO THE BEARINGS ON (P, P1 and P2) TO ALLOW COMPARISONS.

**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 4th DAY OF JANUARY, 2025

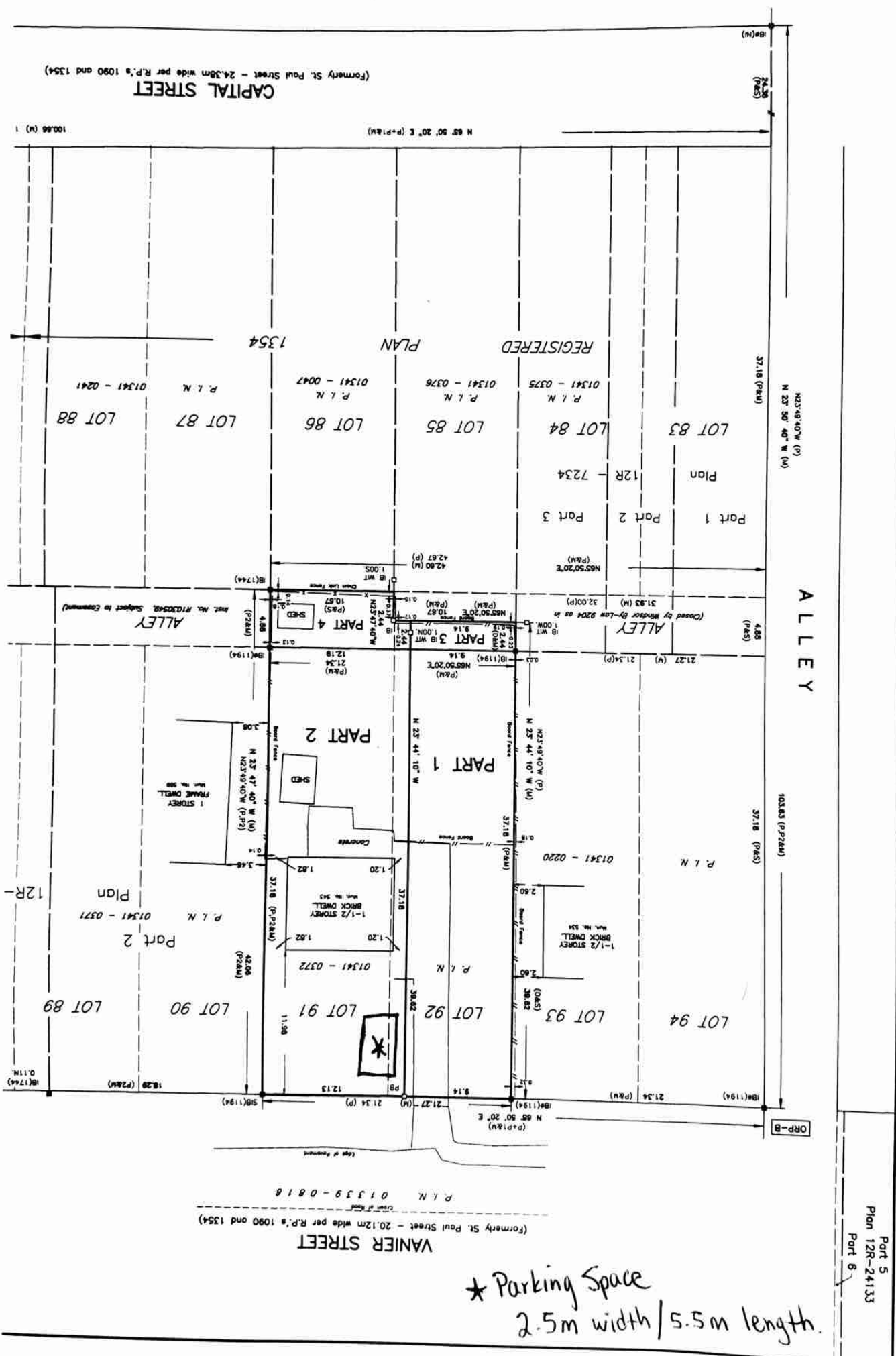
DATE JANUARY 7, 2025

*Andrew S. Mantha*  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218483.

**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.: 24-47-646-00
CAD File: 24-47-646-00.dwg	E-1354-9	CAD Date: JANUARY 7, 2025



\* Parking Space  
 2.5m width / 5.5m length.