

# **COMMITTEE OF ADJUSTMENT** APPLICANT : AMBASSADOR CHRISTIAN REFORMED CHURCH

ADDRESS : 3033 RIVARD AVENUE

SUBJECT LANDS

IDS

SEVERED LANDS

N.T.S.

## **CITY OF WINDSOR**

### 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 March 26, 2025

#### APPLICATION FOR CONSENT

Owner: Legal Description:	AMBASSADOR CHRISTIAN REFORMED CRUCH PLAN 1636 PT BLK E;CHURCH	Location: Zoning:	3025/3033 RIVARD AVE Institutional ID1.1 and RD1.1
Official Plan:	Residential		
Explanation:	Severance of lands, as shown on the att	ached drawin	ng, for the purpose of a lot addition.

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

#### When: April 10, 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: March 27, 2025

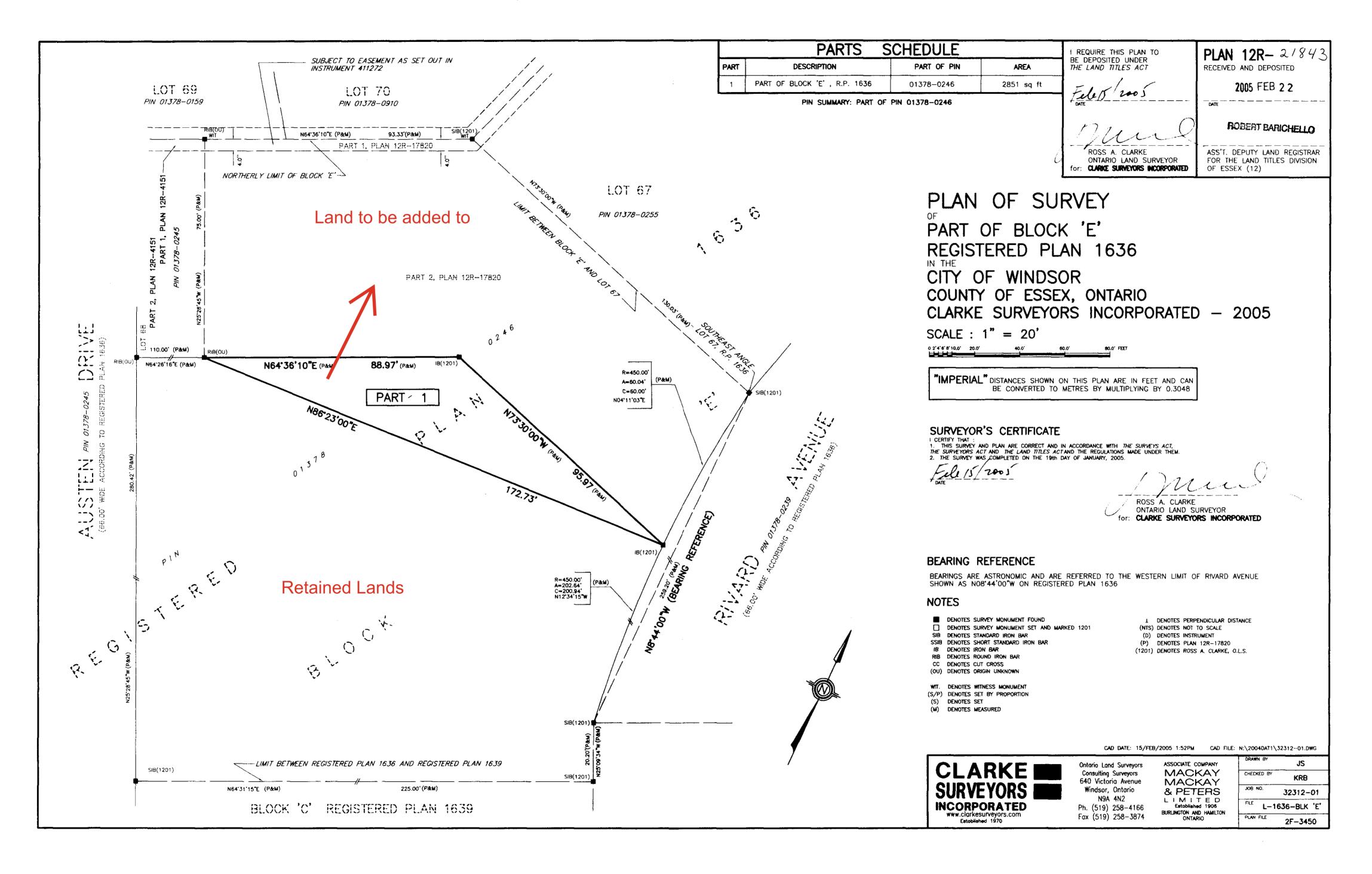
Tel: 519-255-6543 Fax: 519-255-6544 Email: jwatson@citywindsor.ca Web: http://www.citywindsor.ca

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

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1	Application Informatio	n Istad on dood)		Contact No.	Busines	s Telephone No.	
	Name of <u>All</u> Owners (as listed on deed) Ambassador Christian Reformed Church c/o Raymax Construction Ltd.			Contact the	519-	519-995-9800	
				Postal C			
Γ	Address 12714 F	Riverside Dr E., Te	cumseh	ON			
				, 011	N8N	I 1A3	
	E-Mail Address: tonyazar333@gmail.com			Busines	s Telephone No.		
Γ	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc., c/o Tracey Pillon-Abbs, RPP				a relephone rel		
			bs, RPP	226-340-1232			
ŀ		Prince Albert Rd., Cha		Postal Code	Fax No.		
	23668 ON	Plince Albert Nu., One	La location,	N7M 5J7			
	E-Mail Address: tracey	@nillonabbs.ca					
				-			
		INFORMATION ONLY:	<u>.</u>	-			
-	Name:			-			
2	Contact No:	proposed transaction:					
2	Conveyance						
	new lot	\$	lot additio	n			
	Other (please specify)						
	mortgage		rights-of-v		See separat	te application for f title/power of sale	
	lease in excess of	of 21 years  on(s) to whom the land or	easemen	in land is to be transfe	red. charg	ed or leased:	
3	The name of the pers	on(s) to whom the land of	an mercor				
	Raymax Cons	struction Ltu.		interiment and powered)			
4	Legal Description of the Subject Land (ENTIRE PARCEL – Available Street Nar		retained and severed)		Street Address		
	Municipality					033	
	City of Windson Desister				Part No.(s)		
	Concession Number(s)		J	DT		BLK E; CHURCH	
			Plan 16	n 1636			
		39-070-440-14500-0000					
5	Are there any easements or restrictive covenants affecting the subject land?						
	(If Yes, please descri	be)					
6	Description of the Su	bject Land and Servicing	Information	(to be severed/leased) (A) SE	(in metric	(B) RETAINED	
	Description		Frontage		res	metres	
		Frontage				67.92 +/-	
		Death		0 met	res	metres	
		Depth		Irregul	ar	Irregular	
				square		square metres	
		Area		-		5.928.72 m2 +/-	
				264.87 m2		5,520.72 112 17	
		Lot/Part No.(s)		Part 1			
			Plan No.				
		Registered/Reference F		Part 1 12R-21843			
			Plan No. No I			  No	
	Use of Property	Registered/Reference F		12R-21843			
	Use of Property	Registered/Reference R Water Lot? Yes 11		12R-21843 No	tial	 No	
	Use of Property Buildings or	Registered/Reference R Water Lot? Yes II Existing Use(s)	No I	12R-21843 No Vacant	tial	No Institutional	
		Registered/Reference R Water Lot? Yes II Existing Use(s) Proposed Use(s)	No I	12R-21843 No Vacant Resider N/A	itial	No Institutional Same	

	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	≥aaaa	Yes	≥□□□□□
	Water Supply	Publicly owned and operated piped water system Privately owned and operated Individual or communal well Lake or other water body	Yes D D		Yes	
	Sewage Disposal	Other Publicly owned and operated piped sewage system Privately owned and operated individual or communal septic tank system Pit, privy, or other	Yes 2	No D	Yes	
7	Residential, Schedule D, L History of the Subject	ion of the subject property in the Official Plan and Use Plan				
	under the Planning A □ No	Act?	on the applic	ation.		
9	Has any land been s	evered from the parcel originally acquired by th	e owner of	the subject	land:	the
10	If the answer to item severed land:	Unknown 9 is <u>yes</u> , the date of the transfer, the name of th				
11	for an amendment t variance or an appli	s ne subject land is the subject of any other applic o an Official Plan, a Zoning By-law or Minister's cation for an approval of a plan of subdivision o er of the application and the status of the applic	r a consent	r the Act, su ler, an appli	ich as an a cation for	pplication minor
		ation is consistent with policy statements issued	t under sub	section 3(1)	) of the Pla	inning Act
12	Whether the applica	Unknown t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land is within an area of land designated under t land b land b land b land designated under t land b	r any provir	icial plan or	plans.	
13	If the answer to sec	tion 13 is yes, whether the application conforms	s to or does	not conflic	t with the a	applicable
	provincial plan or p	lans.				

The	equired sketch map is to indicate the following, in metric units and must be	Included	Not Applicable
inclu	ded with application:		
a)	the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;		
b)	the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or</u> <u>landmark</u> such as a bridge or railway crossing;		
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> ;		
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;		
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;		
f)	the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)		
g)	the <u>location</u> , <u>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);		
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		
i)	the location and nature of any easement affecting the subject land.		
The	e required sketch map has been included with this application form. Yes □ No		



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