



# COMMITTEE OF ADJUSTMENT

APPLICANT : REIGNS 740 INC.

ADDRESS : 0 DOUGALL AVENUE (VACANT LOT NEXT NORTH OF 4155 DOUGALL AVENUE)

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



# CITY OF WINDSOR

File: B-020/25

## 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 March 26, 2025

### APPLICATION FOR CONSENT

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<b>Owner:</b>	REIGNS 740 INC.	<b>Location:</b>	0 DOUGALL AVE (VACANT LOT NEXT NORTH OF 4155 DOUGALL AVE)
<b>Roll #</b>	080-090-10502-0000	<b>Zoning:</b>	Residential RD1.4
<b>Legal Description:</b>	PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3		
<b>Official Plan:</b>	Residential		
<b>Explanation:</b>	The severance of the above noted 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

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**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

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>

1	<b>Application Information</b>		
	Name of <u>All</u> Owners (as listed on deed) REIGNS 740 KIRPA INC. (SITAL SINGH GARHA)	Contact No. 519-566-6713	Business Telephone No.
	Address 4633 Southwood Lakes Blvd. Windsor ON	Postal Code N9G 3C4	
	E-Mail Address: 19sakshamsharma@gmail.com		
	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:			
Contact No:			
2	<b>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                                      See separate application for validation of title/power of sale <input type="checkbox"/> lease in excess of 21 years <input type="checkbox"/> easement			
3	<b>The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:</b> SITAL SINGH GARHA		
4	<b>Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)</b>		
Municipality WINDSOR		Street Name V/L (0)	Street Address DOUGALL AVE.
Concession Number(s) PLAN 1478		Registered/Reference Plan No.	Lot/Part No.(s)
Parcel No.		PT LOT 126; RP 12R28654; PARTS 2 & 3	
5	<b>Are there any easements or restrictive covenants affecting the subject land?    <input type="checkbox"/> No    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> unknown</b> (If Yes, please describe) _____ _____		
6	<b>Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)</b>		
Description	PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3	<b>(A) SEVERED</b>	<b>(B) RETAINED</b>
	Frontage 28.2 METERS	<i>metres</i> 14.1	<i>metres</i> 14.1
	Depth 35.6 METERS	<i>metres</i> 35.6	<i>metres</i> 35.6
	Area 1,014.4 M SQ	<i>square metres</i> 507.2	<i>square metres</i> 507.2
	Lot/Part No.(s)		
	Registered/Reference Plan No.	12R28654	12R28654
Water Lot?    Yes <input type="checkbox"/> No <input type="checkbox"/>	NO	NO	
<b>Use of Property</b>	Existing Use(s)	RESIDENTIAL	RESIDENTIAL
	Proposed Use(s)	RESIDENTIAL	RESIDENTIAL
<b>Buildings or Structures</b>	Existing (Date of construction)	NO CURRENT STRUCTURES	NO CURRENT STRUCTURES
	Proposed	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING

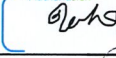
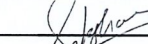
	<b>Access</b> (check appropriate space)	Provincial Highway ..... Municipal road, maintained all year ..... Municipal road, seasonally maintained ..... Other public road ..... Right of way ..... Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	Yes <input type="checkbox"/> <input checked="" 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"/>		<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 _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <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 _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7	<b>The current designation of the subject property in the Official Plan</b> RESIDENTIAL RD 1.4													
	<b>History of the Subject Land</b> VACANT LAND - RESIDENTIAL													
8	<b>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 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	<b>Has any land been severed from the parcel originally acquired by the owner of the subject land:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown													
10	<b>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>													
11	<b>Current Applications</b> MINOR VARIANCE APPLICATION APPLIED FOR TOGETHER WITH THIS APPLICATION  <b>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.</b> _____ _____  <b>If yes, the file number of the application and the status of the application.</b> _____													
12	<b>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													
13	<b>Whether the subject land is within an area of land designated under any provincial plan or plans.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable													
14	<b>If the answer to section 13 is <u>yes</u>, 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 checked="" type="checkbox"/> Not Applicable													

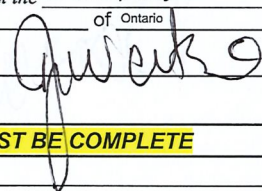
15	Included	Not Applicable
<p><b>The required sketch map is to indicate the following, in metric units and must be included with application:</b></p>		
a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;	<input checked="" type="checkbox"/>	<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> ( <i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i> ) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land ( <i>for example, residential, agricultural or commercial</i> )	<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 type="checkbox"/>	<input checked="" 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.		
<p><b>The required sketch map has been included with this application form.</b>  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>		

Administering Oaths Remotely as Per O.R. 431/20

**DECLARATION:**

I/WE, REIGNS 740 KIRPA INC. ( SITAL SINGH GARHA) of the CITY (City/Town)  
of WINDSOR (name City/Town) in the PROVINCE (County) of ONTARIO (name county) ON  
this 9TH day of MARCH, 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) X  03/09/25  
(Sign) X 

DECLARED BEFORE ME at the Municipality of Windsor in the Province of Ontario this 9<sup>th</sup> day of March, 2025.  
 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.

 Date: March 14/25  
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. S.S (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: 9th March, 2025.

I (We) (Owners of the subject lands) REIGNS 740 KIRPA INC. ( SITAL SINGH GARHA)  
of the (municipality where you reside) WINDSOR, hereby authorize  
and instruct (agent(s)) SAKSHAM SHARMA to submit an application to the  
Committee of Adjustment in respect to (municipal address or legal description) PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3

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.

 03/09/25 **X(Sign)** Note: if the owner is a Corporation, affix seal (if any)

 **X (Sign)**

EACH LOT AREA: 5439 SQFT (505.29 SQ.MT)  
 45% OF LOT AREA : 2447.55 SQFT (227.33 SQ.MT.)  
 PROPOSED BUILDING FOOTPRINT : 2139 SQFT (198.71 SQ.MT.)  
 ALLOWABLE GROSS FLOOR AREA: 4303.36 SQFT (400 SQ.MT.)  
 PROPOSED GROSS FLOOR AREA : 4278 SQFT (397.43 SQ.MT.)  
 BUILDING HEIGHT : 7.77 M < 9 M

**PROJECT DETAILS**  
 PROPOSED DWELLING

**LOCATION**  
 4145 DOUGALL AVE ,  
 WINDSOR, ON

**DRAWING**  
 SITE PLAN

**CLIENT**  
 REIGNS 740 INC.

**SCALE** NTS      **DRAWING NO.** A-1.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
<b>NO.</b>	<b>LETTER</b>	<b>ISSUE FOR :-</b>

**DATE :**

**COMMENTS**

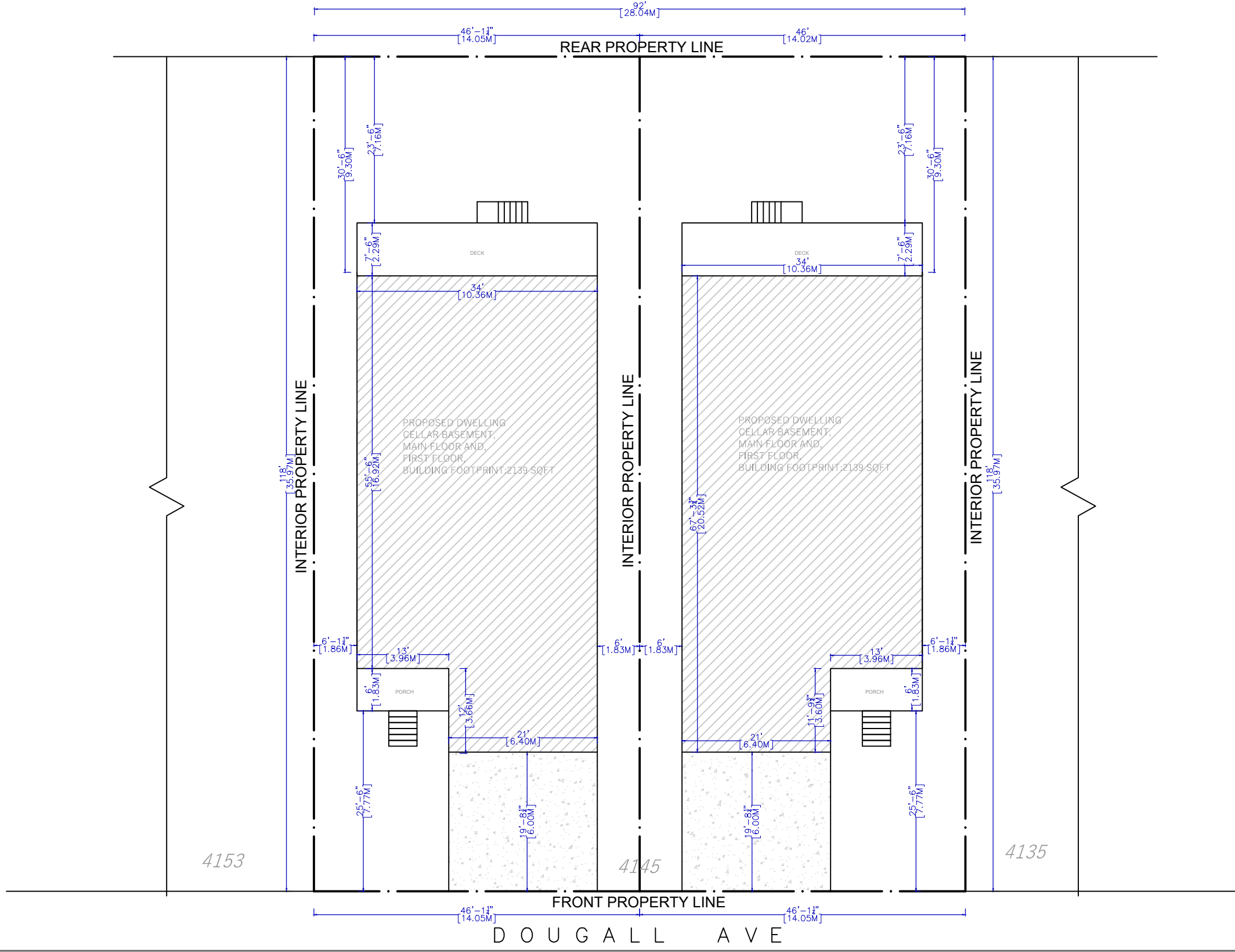
HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

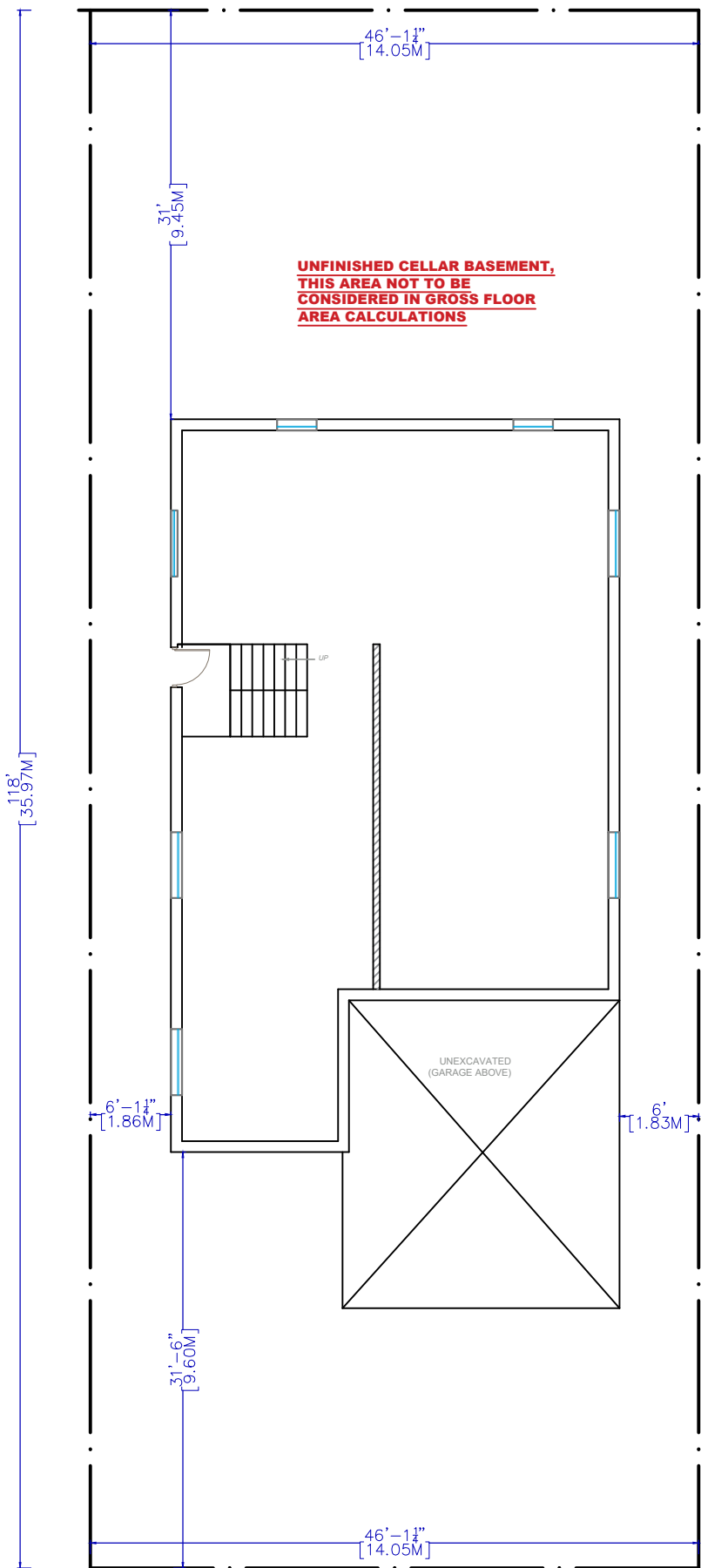
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

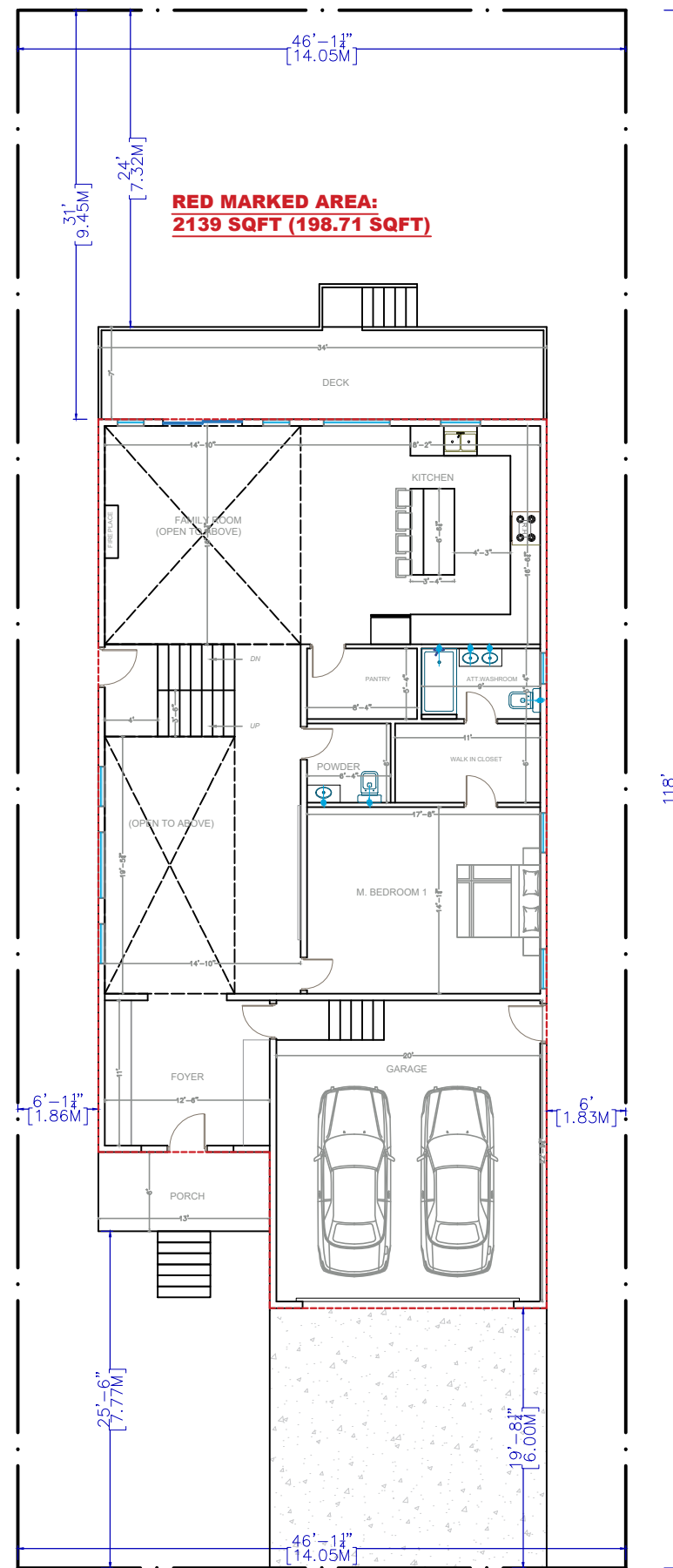
CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.

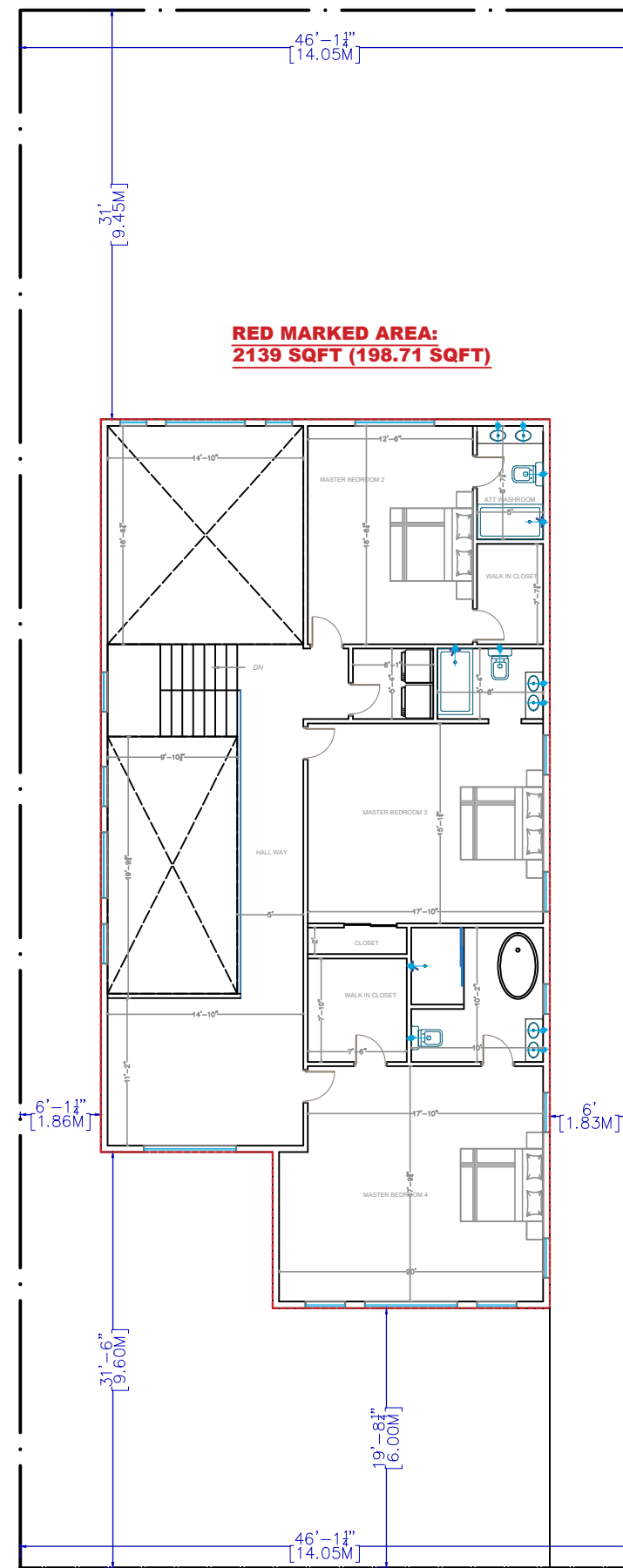




**CELLAR BASEMENT**



**MAIN FLOOR**



**FIRST FLOOR**

**PROJECT DETAILS**  
PROPOSED DWELLING

**LOCATION**  
4145 DOUGALL AVE ,  
WINDSOR, ON

**DRAWING**  
FLOOR PLANS

**CLIENT**  
REIGNS 740 INC.

<b>SCALE</b> NTS	<b>DRAWING NO.</b> A-2.0
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08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
<b>NO.</b>	<b>LETTER</b>	<b>ISSUE FOR :-</b>

**DATE :**

**COMMENTS**

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.  
THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.  
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# PROPOSED ELEVATION

PROJECT DETAILS  
PROPOSED DWELLING

LOCATION  
4145 DOUGALL AVE ,  
WINDSOR, ON

DRAWING  
ELEVATIONS

CLIENT  
REIGNS 740 INC.

SCALE NTS	DRAWING NO. A-3.0
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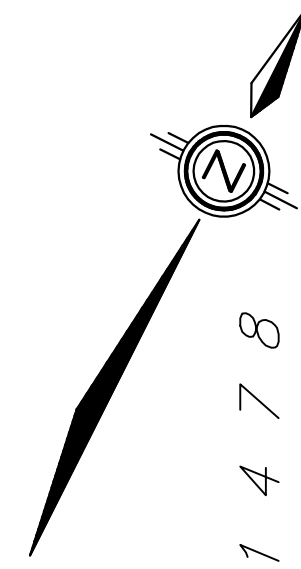
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02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

DATE :

### COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.  
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CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.  
ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.





**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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991080

PARTS SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1			
2	PART OF LOT 126	REGISTERED PLAN 1478	ALL OF
3			01289 - 1594
4			

PARTS 3 AND 4 SUBJECT TO EASEMENT AS IN INST. No. R161880.

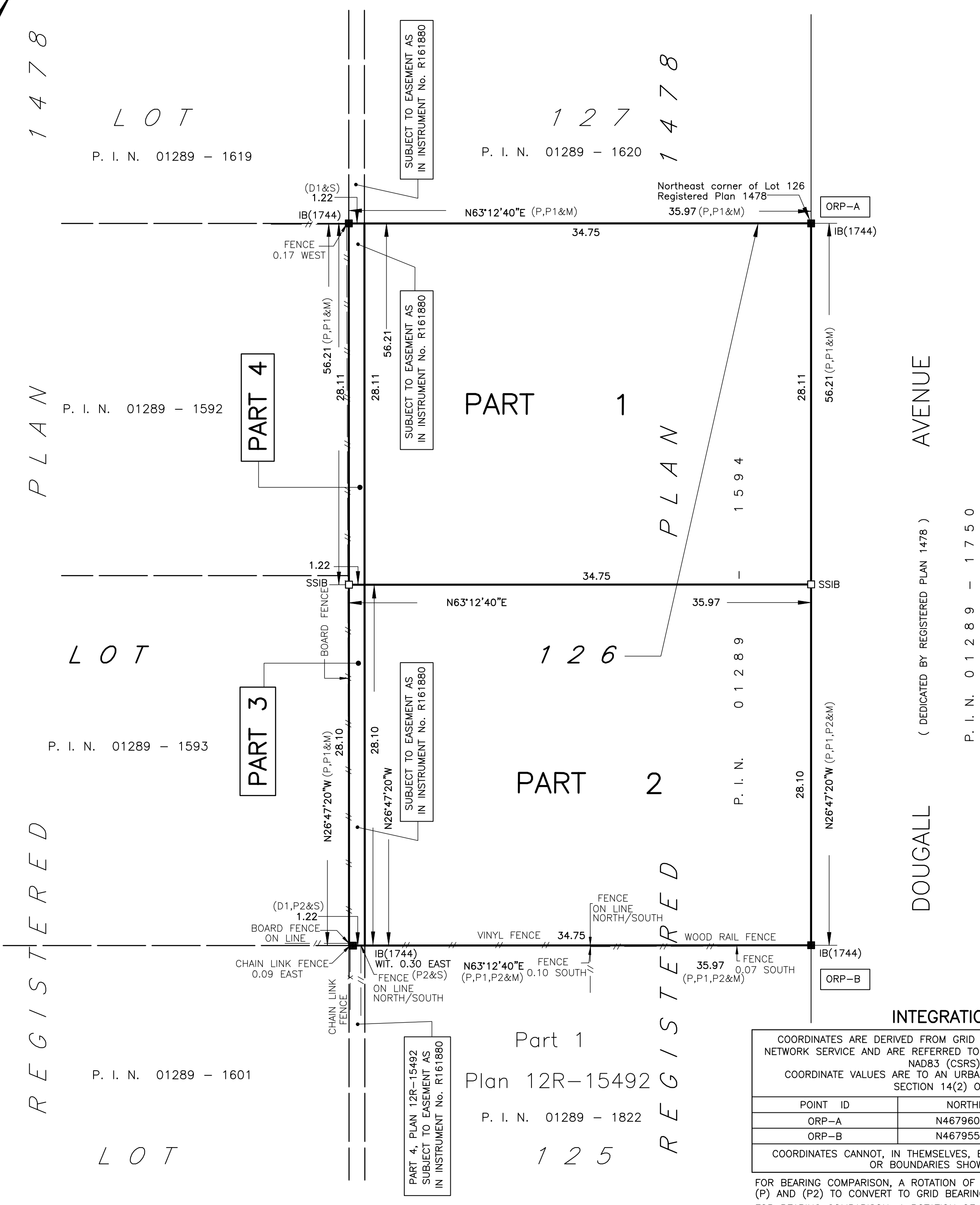
**PLAN 12R-28654**

Received and deposited

June 9<sup>th</sup>, 2021

Shaun Savard

Representative for the  
Land Registrar for the  
Land Titles Division of  
Essex (No.12)



**PLAN OF SURVEY**  
OF  
**PART OF LOT 126,**  
**REGISTERED PLAN 1478**  
IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**  
VERHAEGEN LAND SURVEYORS

SCALE = 1:250  
0 2.50 5.00 10.00 15.00 25.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm 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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - WIT DENOTES WITNESS
  - MEAS DENOTES MEASURED
  - JDB DENOTES J.D. BARNES LIMITED
  - (P) DENOTES PLAN OF SURVEY PER 1744, Dated JULY 10, 2003, Plan File B-4598
  - (P1) DENOTES REGISTERED PLAN 1478
  - (P2) DENOTES PLAN 12R-15492
  - (D1) DENOTES R161880
  - 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.
  - (1744) DENOTES VERHAEGEN LAND SURVEYORS
  - M DENOTES MEASURED
  - S DENOTES SET

**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 26<sup>th</sup> DAY OF MAY, 2021

DATE JUNE 2, 2021  
*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	N4679607.09	E335038.78
ORP-B	N4679556.91	E335064.12

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

FOR BEARING COMPARISON, A ROTATION OF 01°18'30" CLOCKWISE WAS APPLIED TO (P) AND (P2) TO CONVERT TO GRID BEARINGS.  
FOR BEARING COMPARISON, A ROTATION OF 01°29'40" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2162843

**VERHAEGEN**  
LAND SURVEYORS  
A Division of  
**J. D. Barnes Limited**

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

DRAWN BY: NMG	CHECKED BY: RAS	REFERENCE NO.: 21-47-209-00
FILE: E-1478-12		CAD Date: June 8, 2021 3:44 PM CAD File: 21-47-209-00.dwg