



COMMITTEE OF ADJUSTMENT

APPLICANT : WALKERVILLE-WALKER DEVELOPMENTS INC

ADDRESS : 1019-1041 WALKER ROAD

N.T.S.



 SUBJECT LANDS

 PROPOSED EASEMENTS

CITY OF WINDSOR

File: B-021/25

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

Owner: WALKERVILLE-WALKER DEVELOPMENTS INC **Location:** 1019-1041 WALKER RD

Legal Description: PLAN 490; PT LOT 61, 63, 67, 69, PT LT 71 **Zoning:** Commercial CD1.1

Official Plan: Commercial Corridor

Explanation: The consent for a Right of Way over Part 14 and sewer Easements on PTS 14, 17, 18, 25-26, 29-30, 33-34,37-38 on Reference Plan 12R-29421, as shown on the attached drawing.

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

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

Tel: 519-255-6543
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 checked="" type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/>
7	The current designation of the subject property in the Official Plan commercial					
	History of the Subject Land commercial					
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. B-071/22 throu B-077/22 _____ _____ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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: August 14, 2023					
11	Current Applications 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. _____ No _____ 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 checked="" type="checkbox"/> No <input 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 type="checkbox"/> Not Applicable					

15	<p>The required sketch map is to indicate the following, in metric units and must be included with application:</p>	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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</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);	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The required sketch map has been included with this application form.</p>			
<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			

DECLARATION:

I/WE, Ashok Sood of the City _____ (City/Town) of Windsor (name City/Town) in the Cpunty (County) of Essex (name county) on this 26 day of Windsor, 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 Ashok Sood
(Sign) X _____

DECLARED BEFORE ME at the City Windsor of Windsor in the County Essex of Essex this 26 day of Feb, 2025.

Ran Huang A Commissioner etc.
Ran Huang

***** 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.

Secretary-Treasurer (or Designate)

Date:

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. _____ (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: Feb 26, 2025.

I (We) (Owners of the subject lands) Walkerville-Walker Developments Inc.

of the (municipality where you reside) Windsor, hereby authorize

and instruct (agent(s)) Ran Huang to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) 1019-1041 Walker Road, Windsor, Ontario

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.

Ashok Sood X(Sign) Note: if the owner is a Corporation, affix seal (if any)

_____ X (Sign)

PARTS SCHEDULE				PARTS SCHEDULE				PARTS SCHEDULE				PARTS SCHEDULE							
PART	LOT	PLAN	P.I.N.	AREA (m ²)	PART	LOT	PLAN	P.I.N.	AREA (m ²)	PART	LOT	PLAN	P.I.N.	AREA (m ²)	PART	LOT	PLAN	P.I.N.	AREA (m ²)
1	PART LOT 61 (West Side of Walker Road)	REGISTERED PLAN 490	ALL OF 01132-0360	247.5	11	PART LOT 69 (West Side of Walker Road)	REGISTERED PLAN 490	ALL OF 01132-0360	214.3	21	PART LOT 63 (West Side of Walker Road)	REGISTERED PLAN 490	ALL OF 01132-0360	13.7	31	PART LOT 67 (West Side of Walker Road)	REGISTERED PLAN 490	ALL OF 01132-0360	13.7
2				213.9	12	PART LOTS 69 & 71 (West Side of Walker Road)			248.4	22				20.5	32				20.5
3	PART LOTS 61 & 63 (West Side of Walker Road)			213.9	13	PART LOT 61 (West Side of Walker Road)			54.0	23				13.7	33				13.7
4	PART LOT 63 (West Side of Walker Road)			213.9	14	PART LOT 71 (West Side of Walker Road)			54.1	24	PART LOTS 63 & 65 (West Side of Walker Road)			20.5	34	PART LOTS 67 & 69 (West Side of Walker Road)			20.5
5	PART LOTS 63 & 65 (West Side of Walker Road)			214.0	15				16.1	25				13.7	35				13.7
6	PART LOT 65 (West Side of Walker Road)			214.0	16	PART LOT 61 (West Side of Walker Road)			23.3	26	PART LOT 65 (West Side of Walker Road)			20.5	36	PART LOT 69 (West Side of Walker Road)			20.5
7				214.1	17				13.7	27				13.7	37				13.7
8	PART LOT 67 (West Side of Walker Road)			214.1	18				20.5	28				20.5	38	PART LOTS 69 & 71 (West Side of Walker Road)			23.4
9	PART LOT 67 (West Side of Walker Road)			214.2	19				13.7	29				13.7					
10	PART LOTS 67 & 69 (West Side of Walker Road)			214.2	20	PART LOTS 61 & 63 (West Side of Walker Road)			20.5	30	PART LOT 67 (West Side of Walker Road)			20.5					

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

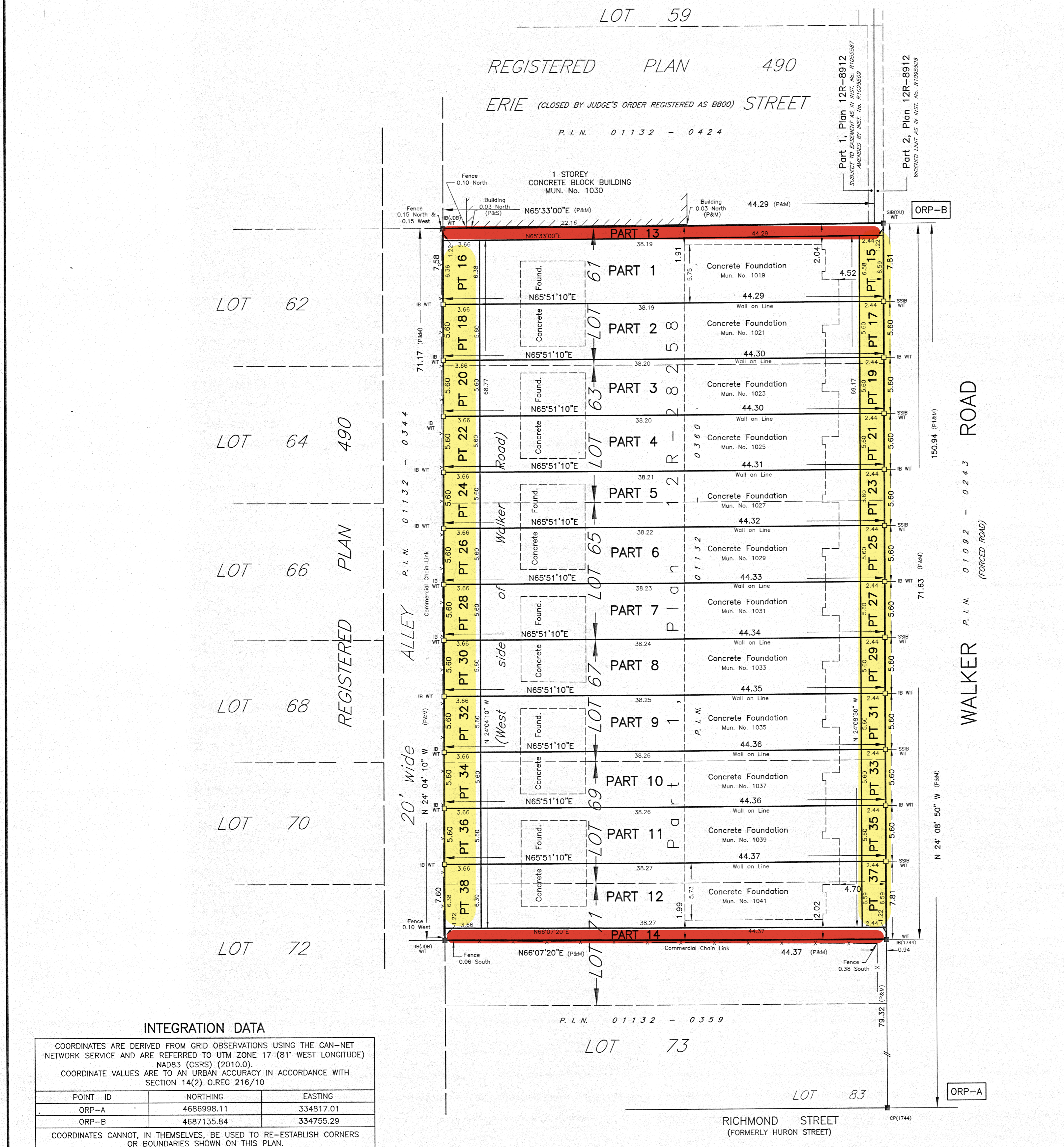
DATE JUNE 27, 2023

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-29421
RECEIVED AND DEPOSITED
DATE 2023/06/30

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



PLAN OF SURVEY
OF
LOTS 61, 63, 65, 67, 69 and
PART OF LOT 71
(West Side of Walker Road)
REGISTERED PLAN 490
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

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991269

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

SIB DENOTES 1" X 1" X 4"-0" STANDARD IRON BAR
SSIB DENOTES 1" X 1" X 2"-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 2"-0" IRON BAR
IB φ DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
□ DENOTES SURVEY MONUMENT FOUND
WIT DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS ± DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-28258
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(IDB) DENOTES J.D. BARNES, O.L.S.

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 23rd DAY OF JUNE, 2023.

DATE JUNE 27, 2023

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2209562.

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.S.M. CHECKED BY: A.S.M. REFERENCE NO.: 20-47-648-02

FILE: 20-47-648-02.dwg E-490-6 (W/S WALKER) CAD Date: June 27, 2023 9:44 AM CAD File: 20-47-648-02.dwg

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	4686998.11	334817.01
ORP-B	4687135.84	334755.29

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

SCHEDULE “A”

1) PIN 01132-0548:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

2) PIN 01132-0549:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

3) PIN 01132-0550:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

4) PIN 01132-0551:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

5) PIN 01132-0552:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

6) PIN 01132-0553:

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

7) PIN 01132-0554:

The grant of a sewer easement with planning act consent will be required over parts 17 and 18 on 12R29421 in favour of parts 1-16, 19-38 on 12R29421.

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 21-22, 25-26, 29-30, 33-34, 37-38 on 12R29421.

The benefit of a right of way with planning act consent will be required over part 14 on 12R29421.

8) PIN 01132-0555:

The grant of a sewer easement with planning act consent will be required over parts 21 and 22 on 12R29421 in favour of parts 1-20, 23-38 on 12R29421.

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17, 18, 25-26, 29-30, 33-34, 37-38 on 12R29421

The benefit of a right of way with planning act consent will be required over part 14 on 12R29421.

9) PIN 01132-0556:

The grant of a sewer easement with planning act consent will be required over parts 25 and 26 on 12R29421 in favour of parts 1-24, 27-38 on 12R29421.

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 29-30, 33-34, 37-38 on 112R29421.

The benefit of a right of way with planning act consent will be required over part 14 on 12R29421.

10) PIN 01132-0557:

The grant of a sewer easement with planning act consent will be required over parts 29 and 30 on 12R29421 in favour of parts 1-28, 31-38 on 12R29421.

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 33-34, 37-38 on 12R29421.

The benefit of a right of way with planning act consent will be required over part 14 on 12R29421.

11) PIN 01132-0558:

The grant of a sewer easement with planning act consent will be required over parts 33 and 34 on 12R29421 in favour of parts 1-32, 35-38 on 12R29421.

The benefit of a grant of sewer easement with planning act consent will be required over parts 14, 17-18, 21-22, 25-26, 29-30, 37-38 on 12R29421.