



COMMITTEE OF ADJUSTMENT

APPLICANT : HAUSOLOGY INC.

ADDRESS : 870-872 ARTHUR ROAD & 871 PILETTE ROAD

 SUBJECT LANDS

 SEVERED LANDS
(870 ARTHUR ROAD)

 SEVERED LANDS
(872 ARTHUR ROAD)

N.T.S.



CITY OF WINDSOR

File: B-023/24

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 you as someone who should be notified of the application. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on July 10, 2024

APPLICATION FOR CONSENT

Owner: HAUSOLOGY INC. **Location:** 870 & 872 ARTHUR, and 871 PILLETTE RD

Legal Description: PLAN 679; LOT 20 & PT LOT 21 **Zoning:** Residential RD3.1

Official Plan: Residential

Explanation: The severance of the above noted lands, as shown on the attached drawing, for the purpose of creating two new lots.

Note: Please refer to file(s) A-035/24

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

When: July 25, 2024 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 Local Planning Appeal 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: July 11, 2024

Tel: 519-255-6543

Fax: 519-255-6544

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

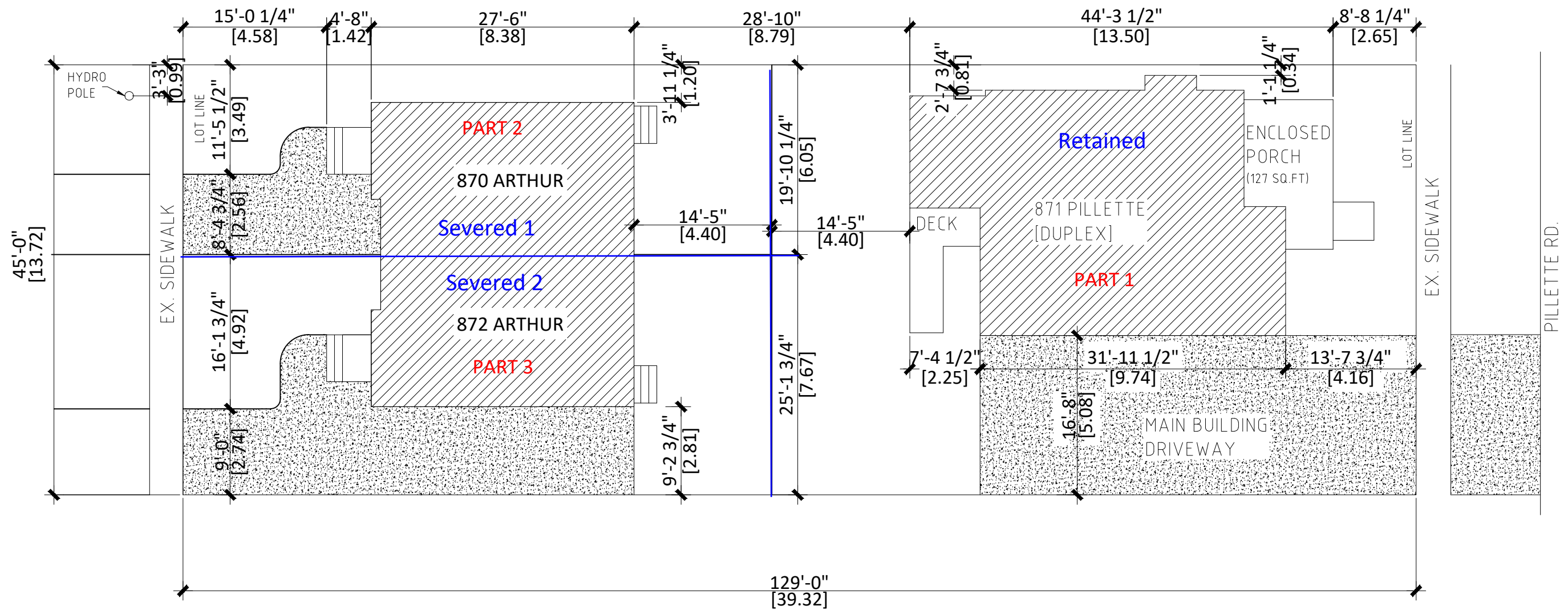
Email: jwatson@citywindsor.ca

Web: <http://www.citywindsor.ca>

1	Application Information		
	Name of All Owners (as listed on deed) Hausology Inc. c/o Daniel Grenier	Contact No. 227-777-5551	Business Telephone No.
	Address 380 Manning Road, Tecumseh Rd., Windsor	Postal Code N8N 4W5	
	E-Mail Address: Daniel@perealestatesolutions.com		
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc., c/o Tracey Pillon-Abbs, RPP	Contact No. 226-340-1232	Business Telephone No.
Address 23669 Prince Albert Rd., Chatham, ON	Postal Code N7M 5J7	Fax No.	
E-Mail Address: tracey@pillonabbs.ca			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Email & Contact No:			
2	Type and purpose of proposed transaction:		
Conveyance <input checked="" type="checkbox"/> new lot x new 2 lots proposed and 1 retained lot <input type="checkbox"/> lot addition			
Other (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	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased: TBD		
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)		
Municipality City of Windsor		Street Name Arthur Rd & Pillette Rd	Street Address 871, 870 & 872
Concession Number(s)		Registered/Reference Plan No. PL 679 Ford City	Lot/Part No.(s) LT 20 & PT LT 21
Parcel No. ARN: 37-39-010-040-04400-0000		PIN: 01087-0429 LT	AS IN R897015
5	Are there any easements or restrictive covenants affecting the subject land? (If Yes, please describe) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown 		
6	Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)		
Description (proposed to created 2 new lots and retain 1 lot)	Frontage	(A) SEVERED <i>meters</i> 13.7 m	(B) RETAINED <i>meters</i> 13.7 m
	Depth	<i>meters</i> 18.78	<i>meters</i> 20.55
	Area	<i>square meters</i> 258 m2	<i>square meters</i> 282 m2
	Lot/Part No.(s)	Parts 2 & 3	Part 1
	Registered/Reference Plan No.		
	Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Use of Property	Existing Use(s)	Residential
Proposed Use(s)		same	same
Buildings or Structures	Existing (Date of construction)	Semi-detached dwelling	Duplex dwelling
	Proposed	same	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 <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"/>	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"/>
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 type="checkbox"/> <input type="checkbox"/>	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"/>
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 type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7 The current designation of the subject property in the Official Plan Residential, Schedule D: Land Use					
History of the Subject Land					
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. _____ _____ 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 checked="" 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:					
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. <small>Previous minor variance approved for lot width and parking.</small> _____ _____ If yes, the file number of the application and the status of the application. A-078/21 _____					
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 checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable					

ADDRESS:	CURRENT FULL LOT	871 PILLETTE RD	870 ARTHUR RD	872 ARTHUR RD	*HALF OF LOT AREA REQUIRED FOR UNSEVERED SEMI-DETACHED DWELLING **DECREASED FROM SITE SPECIFIC MINOR VARIANCE ALREADY OBTAINED ***HALF OF LOT WIDTH REQUIRED FOR UNSEVERED SEMI-DETACHED DWELLING **** SEMI-DETACHED WITH PROPERTY ON LOT LINE *****PROPERTY FRONTS TWO STREETS - UNCLEAR HOW TO APPLY REAR SETBACK
LOT AREA (EXISTING CONDITION):	540 SQ.M.	282 SQ.M.	114 SQ.M.	144 SQ.M.	
MIN. LOT AREA ALLOW.:	540 SQ.M.	360 SQ.M.	225 SQ.M.*	225 SQ.M.*	
LOT WIDTH:	13.72 M.	13.72 M.	6.05 M.	7.66 M.	
LOT WIDTH ALLOW.:	13.72 M.**	12.0 M.	7.5 M.***	7.5 M.***	
LOT COVERAGE:	31.9% (172 SQ.M.)	33% (91.9 SQ.M.)	35% (40.1 SQ.M.)	28% (40.1 SQ.M.)	
MAX. COVERAGE ALLOW:	45% (243 SQ.M.)	45% (109.7 SQ.M.)	45% (58.7 SQ.M.)	45% (74.3 SQ. M.)	
BUILDING HEIGHT:	8.4 M.	8.4 M.	8.4 M.	8.2 M.	
MAX. BUILDING HEIGHT ALLOW.:	10 M.	10 M.	10 M.	10 M.	
SETBACKS:					
MIN. NORTH SIDE ALLOW.		1.20 M	1.20 M	0.00 M*****	
ACTUAL	870/872 ARTHUR 1.20 M 871 PILLETTE 0.34 M	0.34 M	1.20 M	0.00 M	
MIN. SOUTH SIDE ALLOW.		1.20 M	0.00 M*****	1.20 M	
ACTUAL	870/872 ARTHUR 2.81 M 871 PILLETTE 5.08 M	5.08 M	0.00 M	2.81 M	
MIN. FRONT ALLOW.		6.0 M	6.0 M	6.0 M	
ACTUAL	870/872 ARTHUR 6.0 M 871 PILLETTE 2.65M	2.65 M	6.0 M	6.0 M	
MIN. REAR ALLOW.		7.5 M	7.5 M	7.5 M	
	N/A*****	4.4 M	4.4 M	4.4 M	



notes
do not scale drawings
all dimensions are to be checked and verified on the job site.
any dimensions that are to be reported to the designer before construction

date MARCH 2024
drawing no. A0

scale NTS
drawn by DG
checked by DG

client
Project 872 ARTHUR / 871 PILLETTE
ADDITIONAL DWELLING
drawing PROPOSED SITE PLAN - OPTION A

no.	date	revision