

COMMITTEE OF ADJUSTMENT

APPLICANT : MARCEL JOHN JOSEPH HUOT, JODY LYNNE HUOT

ADDRESS : 2793 PILLETTE ROAD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: B-023/25

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 April 9, 2025

APPLICATION FOR CONSENT

Owner: MARCEL HUOT, JODY HUOT **Location:** 2793 PILLETTE RD

Legal Description: PLAN 1160; LOTS 46 & 47; PT ALLEY; RP 12R29200; PART 1 **Zoning:** Residential RD1.2

Official Plan: Residential

Explanation: 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: April 24, 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: April 10, 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 type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" 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 checked="" 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 checked="" 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 Residential					
History of the Subject Land Residential					
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 checked="" type="checkbox"/> No <input 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: n/a					
11 Current Applications 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. _____ _____ 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 checked="" type="checkbox"/> Not Applicable					



PARTS SCHEDULE			
PART	LOT	PLAN	P.L.N.
1	PART OF LOT 46	REGISTERED PLAN 1160	ALL OF 01374-0372
2	PART OF LOT 46 LOT 47		
3	PART OF ALLEY	REGISTERED PLAN 1160	ALL OF 01374-0714
4	ALLEY		

PLAN OF SURVEY
OF
LOTS 46 & 47 and
PART OF ALLEY,
REGISTERED PLAN 1160
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250

0 2.50 5.00 10.00 15.00 20.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 600mm IN WIDTH BY 600mm 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

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (BY WEST LONGITUDE) AND TO THE NETWORK DATUM (NAD 83) (CGCS 85) (CGD00).

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

POINT ID	NORTHING	EASTING
GRP-A	4684905.42	338171.35
GRP-B	4684647.81	338175.08

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

THE RESULTANT TIE BETWEEN GRP 'A' AND GRP 'B' IS 251.86 (GROUND), N05°26'50"W

LEGEND AND 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 (BY WEST LONGITUDE) AND TO THE NETWORK DATUM (NAD 83) (CGCS 85) (CGD00).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999948.

ALL SET OSB AND PS MONUMENTS WERE USED DUE TO LACK OF OVERGROUND AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O. REG. 252/91.

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSS DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
WT DENOTES WITNESS
M DENOTES MEASURED
(09) DENOTES J.D. BARNES LIMITED
(1744) DENOTES VERHAEGEN LAND SURVEYORS
(1341) DENOTES RICHARD W. HURRAY, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1150) DENOTES JOHN B. SUTTON, O.L.S.
N=NORTH; S=SOUTH; W=WEST; E=EAST

5 DENOTES SET
I DENOTES PERPENDICULAR
GRP DENOTES OBSERVED REFERENCE POINT

SURVEYOR'S CERTIFICATE


I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2025.

DATE: JANUARY 28, 2025

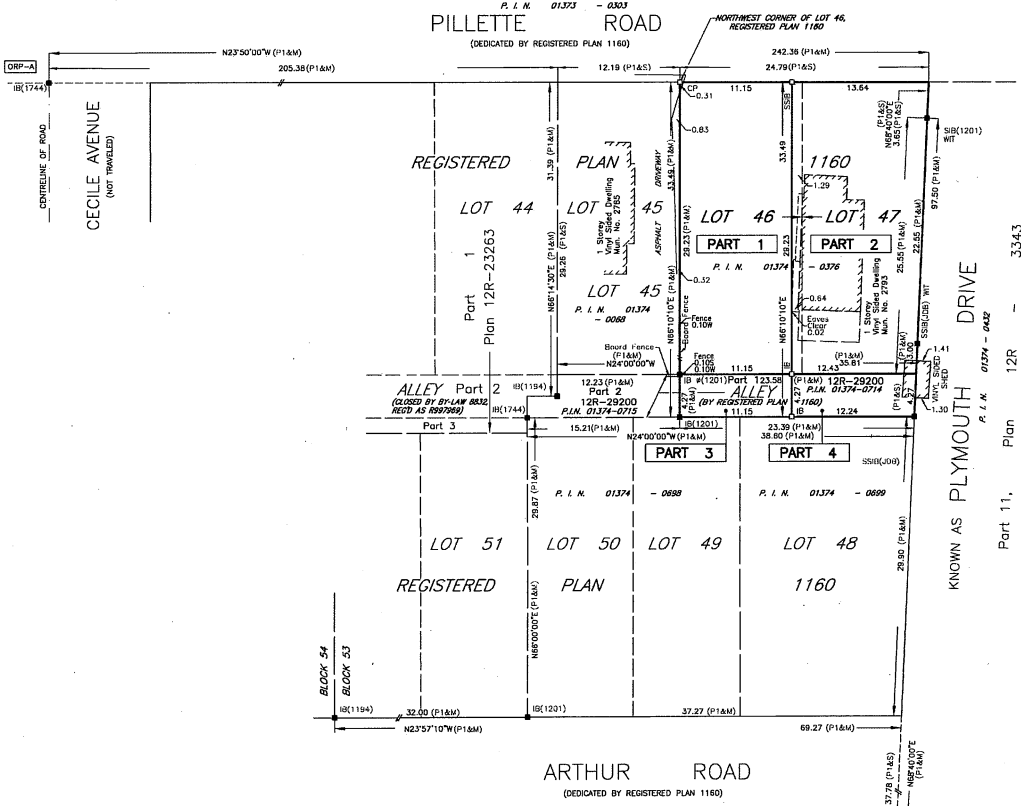
Alec S. Mantia
ALEC S. MANTIA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220923



VERHAEGEN AT SURVEYING
LAND SURVEYORS O.S.
A DIVISION OF J.D. BARNES LTD.
944 UTTARA STREET, WINDSOR, ON, N9A 3E1
T: (519) 251-1772 F: (519) 258-1791 www.jdbarnes.com

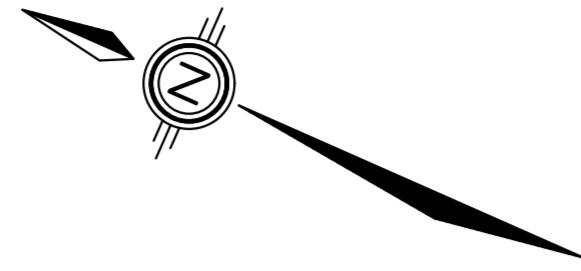
DRAWN BY: D.J. / C.M.	CHECKED BY: A.M.	REFERENCE NO.: 22-47-428-01
CAD File: 22-47-428-01.dwg		File: E-1180-4
CAD Date: January 28, 2025 11:37 AM		



LOT 30
PLAN 12M - 337

PARTS SCHEDULE

PART	LOT	PLAN	P.I.N.
1	PART OF LOT 46	REGISTERED PLAN 1160	ALL OF 01374-0372
2	PART OF LOT 47		
3	PART OF ALLEY		ALL OF 01374-0714
4			



PLAN OF SURVEY
OF
LOTS 46 & 47 and
PART OF ALLEY,
REGISTERED PLAN 1160
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

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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	4684906.42	338171.35
ORP-B	4684647.81	338175.08

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LEGEND AND NOTES

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DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946.

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.

■	DENOTES SURVEY MONUMENT FOUND	S	DENOTES SET
□	DENOTES SURVEY MONUMENT SET	⊥	DENOTES PERPENDICULAR
SIB	DENOTES STANDARD IRON BAR	ORP	DENOTES OBSERVED REFERENCE POINT
SSIB	DENOTES SHORT STANDARD IRON BAR		
IB	DENOTES IRON BAR		
PB	DENOTES PLASTIC BAR		
WIT	DENOTES WITNESS		
M	DENOTES MEASURED		
(P1)	DENOTES PLAN 12R-29200		
(JOB)	DENOTES J.D. BARNES LIMITED		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS		
(1341)	DENOTES RICHARD W. MURRAY, O.L.S.		
(1201)	DENOTES CLARKE SURVEYORS INC., O.L.S.		
(1194)	DENOTES JOHN B. SMETON, O.L.S.		
	N=NORTH; S=SOUTH; W=WEST; E=EAST		

SURVEYOR'S CERTIFICATE

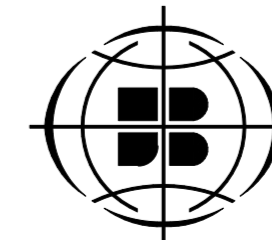
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DATE JANUARY 28, 2025.

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220923



VERHAEGEN
LAND SURVEYORS

SURVEYING
MAPPING
GIS

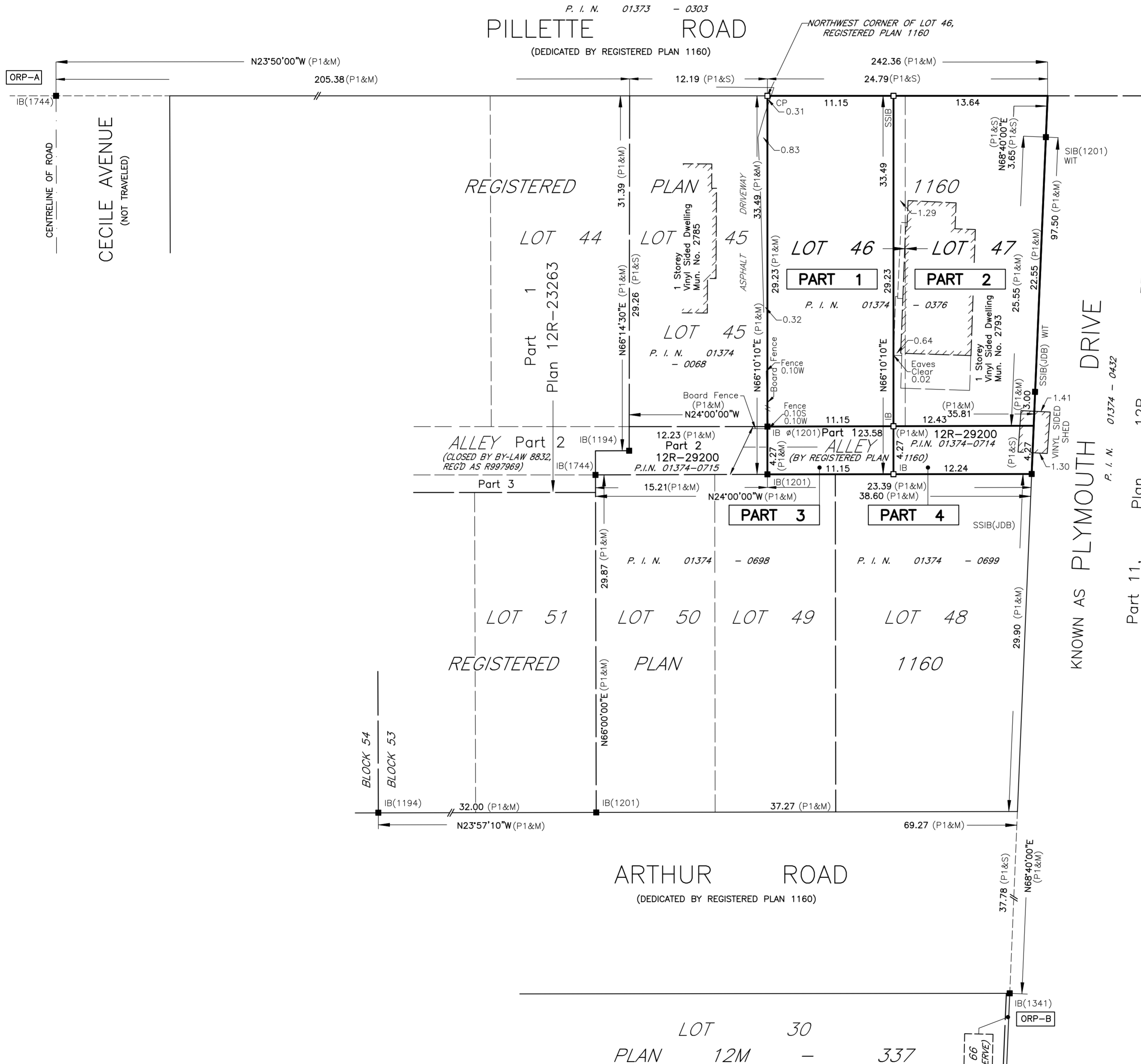
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DRAWN BY: D.J. / CMM	CHECKED BY: AM	REFERENCE NO.:
		22-47-428-01

CAD File: 22-47-428-01.dwg
CAD Date: January 29, 2025 11:37 AM

File: E-1160-4



ARTHUR ROAD
(DEDICATED BY REGISTERED PLAN 1160)

LOT 30
PLAN 12M - 337

KNOWN AS PLYMOUTH DRIVE

Part 11, Plan 12R - 3343