

COMMITTEE OF ADJUSTMENT

APPLICANT: MARCEL JOHN JOSEPH HUOT, JODY LYNNE HUOT

ADDRESS: 2793 PILLETTE ROAD

SUBJECT LANDS



SEVERED LANDS

N.T.S.

DATE: APRIL 24, 2025 FILE NO.: A-029/25 & B-023/25

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 **Zoning:** Residential RD1.2

ALLEY; RP 12R29200; PART 1

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
Dated: April 10, 2025
Secretary-Treasurer, Committee of Adjustment

Tel: 519-255-6543 Fax: 519-255-6544 Email: jwatson@citywindsor.ca

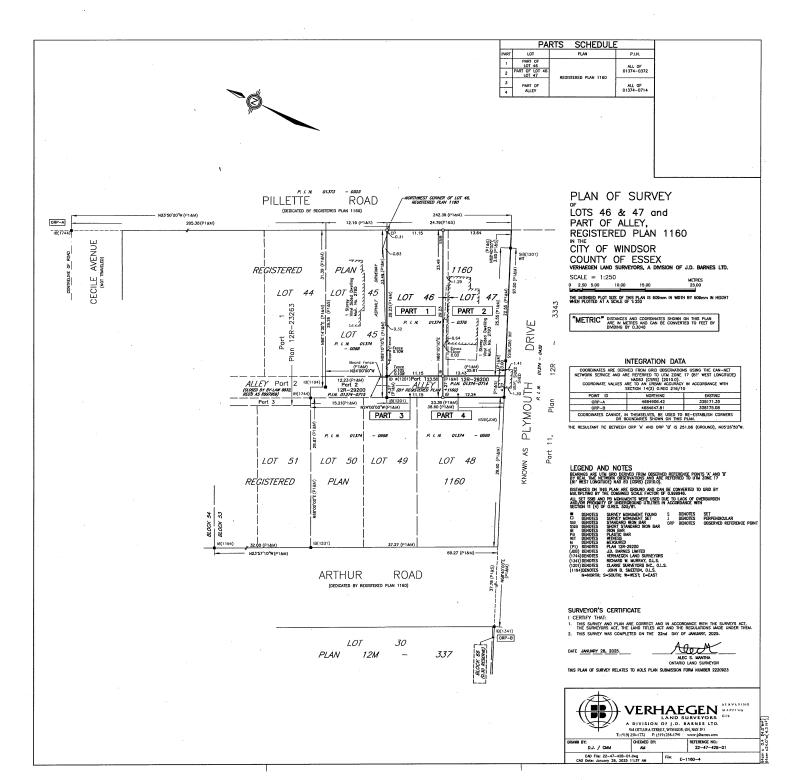
Web: http://www.citywindsor.ca

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

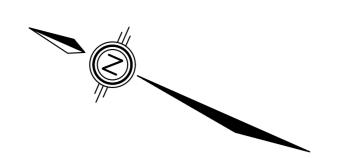
1 Application Information							
	Name of <u>All</u> Owners (as	listed on deed)		Contact No.	Busin	ess Telephone No.	
	Marcel Huot ; Jo	dy Lynne Huot			519	-971-4445	
	Address 351 Ramblewood Drive, Lasalle , ON N9J 3B5				Posta	l Code	
	E-Mail Address:						
		n/Agent (if different than o	owner)	Contact No.	1	ess Telephone No.	
	David Rodrigue			Dootel Code		-682-3100	
	50 Que	een St S., Tilbury, ON		Postal Code N0P 2L0	519-6	o. 882-3622	
	E-Mail Address: david@						
	PAYMENT CONTACT II Name: David Rodriguez	NFORMATION ONLY:					
	Email & Contact No: 519	9-682-3100 / david@rodlex.ca					
2		roposed transaction: Sever	rance				
	Conveyance ☑ new lot		lot addition				
	Other (please specify) mortgage	-	rights-of-wa		Soc conor	ate application for	
	lease in excess of	□ 21 years □	easement	•	validation of	of title/power of sale	
3	i -	n(s) to whom the land or			erred, char	ged or leased:	
		one; transfer to					
4		e Subject Land (ENTIRE			T 04	1 A -1-1	
	Municipality		Street Name			et Address	
	Windsor		Pillette		279	_	
	Concession Number(s)	•		Reference Plan No.		art No.(s)	
		VICH EAST; LT 47 PL 1		ICH EAST; WINDS	OR PIN	01374-0376 (LT)	
		No. PART ALLEY PLAN 1160, PART 1 12R29200				PIN 01374-0714 (LT)	
5	Are there any easemen (If Yes, please describe	ts or restrictive covenan	ts affecting t	he subject land?	No. 🗆	Yes □ unknown	
	(ii res, piedse describe	<i>'</i>		•			
					· ·		
6	Description of the Subi	ect Land and Servicing I	nformation (t	o be severed/leased	(in metric	: units)	
	Description		inormation (c	(A) SE		(B) RETAINED	
		Frontage	•	met	ers	meters	
	·			11.15m		13.64m	
		Depth		met	ers	meters	
				33.5m		33.5m	
		Area		square	meters	square meters	
				373.5m^2		433.4m^2	
		Lot/Part No.(s)		PT LT46 & PT PT1&3 PL116	Alley;	PT LT 46-47 & PT Alley; PT2&4 PL1160	
		Registered/Reference PI	an No.	PL1160 / 1	2R29200	PL1160 / 12R29200	
			No 🛮				
	Use of Property	Existing Use(s)		Vacar	nt	Residential	
		Proposed Use(s)		Resid	ential	Residential	
	Buildings or Structures	Existing (Date of constru	ction)	19	70	1970	
		Proposed		Single Uni	t Dwelling	Single Unit Dwelling	

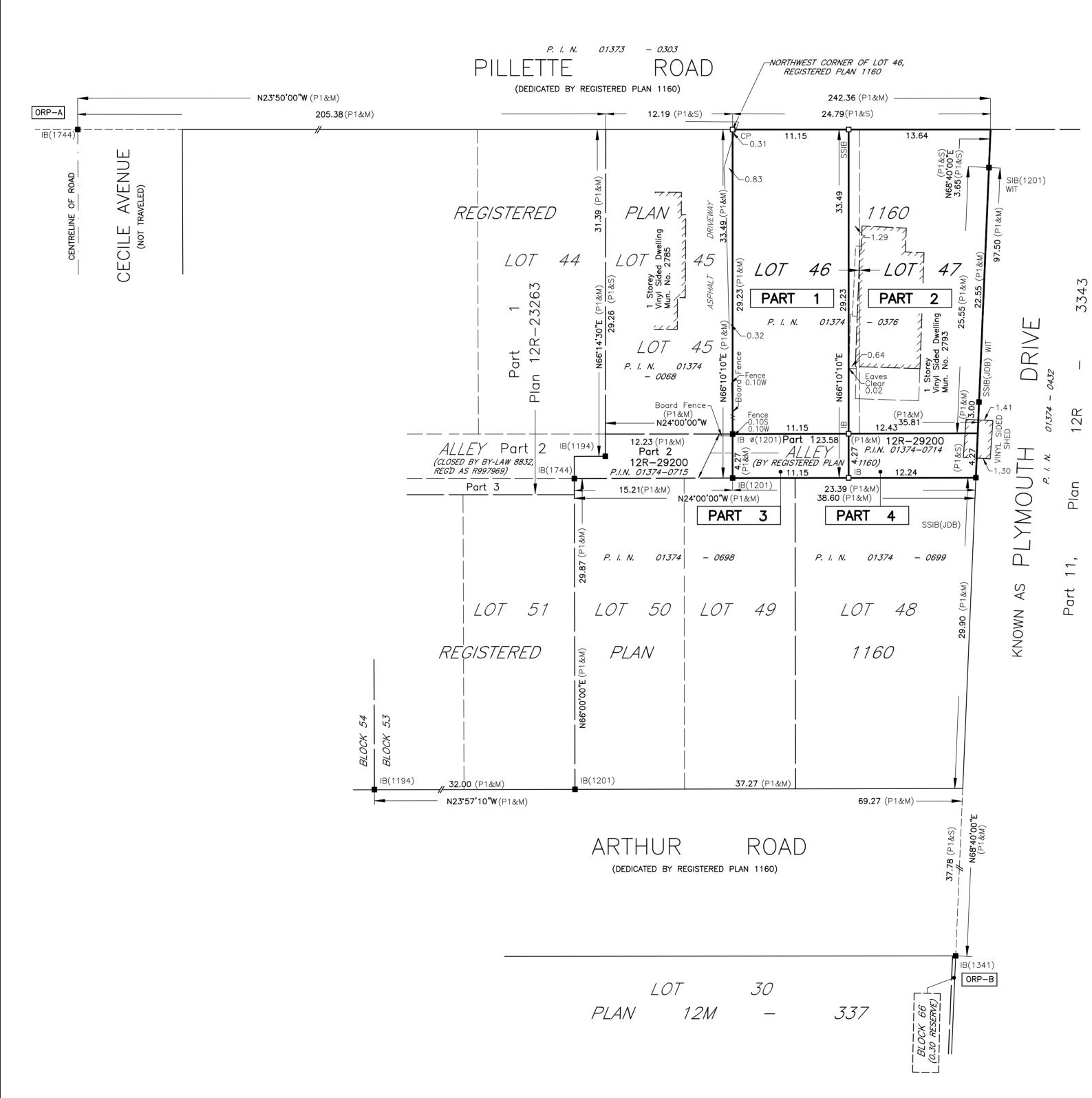
	Access (check appropriate space)	Provincial Highway	Yes		Yes	No II II II II	
	Water Supply	Publicly owned and operated piped water system Privately owned and operated Individual or communal well Lake or other water body Other	Yes		Yes ☑ □ □	No □□ □□ □□	
	Sewage Disposal	Publicly owned and operated piped sewage	Yes	No	Yes	No	
		system	Ø				
		Privately owned and operated individual or communal septic tank system	.	☑		Ø	
7	The current designatio Residential	n of the subject property in the Official Plan					
	History of the Subject I Residential	_and					
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? No Yes 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:						
10	☐ Yes ☐ No ☐ Unknown 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 Current Applications						
11	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.						
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act ■ Yes □ No □ Unknown					ing Act	
13							
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. ☐ Yes ☐ No ☐ Not Applicable						

	15	The r inclu	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;				
		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;				
		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)					
	***************************************	e)					
		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.				
			equired sketch map has been included with this application form.				
		■ Y	es 🗆 No				
Г	DEC	LAR	A TION:				
		David Ro		((City/Town)		
of Chatham-Kent (name City/Town) in the n/a (County) of n/a (name county) on this 10 day of November , 2024 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)							
DECLARED BEFORE ME at the of in the this this day of at of at of A Commissioner etc. Christina Marie Rivard, a Commissioner, etc.							
Province of Ontario, for David J. Hodrigue Barrister and Solicitor.							
Expires October 18, 2025.							
	REC	EIPT (OF APPLICATION/AUTHORIZATION TO PROCESS				
			cation has been received and is accepted for processing as the application is con	nplete. 28/25			
	SEVERANCE NOTE: Severance condition(s) must be fulfilled within one year after consent has been granted. If the						
	condition is not satisfied 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]						
				Committee	of		
	-,		A STATE OF THE STA				



	PA	RTS SCHEDULE	-
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 46		ALL OF
2	PART OF LOT 46 LOT 47	REGISTERED PLAN 1160	01374-0372
3	PART OF	NEOISTENED FEAR TIOO	ALL OF
4	ALLEY		01374-0714





PLAN OF SURVEY 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

10.00 0 2.50 5.00 15.00 **METRES** 25.00

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 609mm 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 (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				
COORDINATES CANNOT, IN	THEMSELVES, BE USED TO	RE-ESTABLISH CORNERS				

OR BOUNDARIES SHOWN ON THIS PLAN. THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 251.86 (GROUND), NO5.26'50"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 (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 0.999946. 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 DENOTES SURVEY MONUMENT FOUND SURVEY MONUMENT SET SIB DENOTES
SSIB DENOTES STANDARD IRON BAR ORP **DENOTES** SHORT STANDARD IRON BAR DENOTES IRON BAR DENOTES PLASTIC BAR DENOTES WITNESS

DENOTES MEASURED PLAN 12R-29200 J.D. BARNES LIMITED (P1) **DENOTES** (JDB) **DENOTES** (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. SMEETON, O.L.S.

N=NORTH; S=SOUTH; W=WEST; E=EAST

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 22nd DAY OF JANUARY, 2025.

DATE JANUARY 28, 2025.

ALEC S. MANTHA ONTARIO LAND SURVEYOR

DENOTES DENOTES

PERPENDICULAR

OBSERVED REFERENCE POINT

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



DRAWN BY: D.J. / CMM CHECKED BY:

22-47-428-01

CAD File: 22-47-428-01.dwg E-1160-4 CAD Date: January 29, 2025 11:37 AM