



COMMITTEE OF ADJUSTMENT

APPLICANT : RAY ANTHONY LENARDUZZI

ADDRESS : 1290 JEFFERSON BOULEVARD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: B-024/25

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: RAY ANTHONY LENARDUZZI **Location:** 1290 JEFFERSON BLVD

Legal Description: PLAN 717 PT BLK E;RP **Zoning:** Residential RD1.1
12R12969 PARTS 2 & 4;

Official Plan: Residential

Explanation: Severance of lands, as shown on the attached drawing, for the purposes 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>

1	Application Information		
	Name of <u>All</u> Owners (as listed on deed)	Contact No.	Business Telephone No.
	RAY LENAROUZZI	(519) 819-5735	
	Address	Postal Code	
	1290 JEFFERSON BLVD WINDSOR	N8S-2R4	
	E-Mail Address: RLENAROUZZI1234@GMAIL.COM		
Name of Contact Person/Agent (if different than owner)	Contact No.	Business Telephone No.	
Address	Postal Code	Fax No.	
E-Mail Address:			
PAYMENT CONTACT INFORMATION ONLY:			
Name:	RAY LENAROUZZI		
Contact No:	(519) 819-5735		

2	Type and purpose of proposed transaction:		
Conveyance			
<input checked="" type="checkbox"/> new lot	<input type="checkbox"/> lot addition		
RESIDENTIAL			
Other (please specify)			See separate application for validation of title/power of sale
<input type="checkbox"/> mortgage	<input type="checkbox"/> rights-of-way		
<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:		
UNKNOWN			

4	Legal Description of the Subject Land (ENTIRE PARCEL - retained and severed)		
Municipality	Street Name	Street Address	
WINDSOR	JEFFERSON	1290	
Concession Number(s)	Registered/Reference Plan No.	Lot/Part No.(s)	
	RP12R12969	PART 2+4	
Parcel No.			

5	Are there any easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> unknown (If Yes, please describe)		
SUBJECT TO EASEMENT AS IN			
R455993			

6	Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)		
Description		(A) SEVERED	(B) RETAINED
	Frontage	metres	metres
	33.6	12.8	20.8
Depth		metres	metres
	49.75	49.75	49.75
Area		square metres	square metres
	2471.8 m ²	636.8	1835.0
Lot/Part No.(s)			
	PILOTE, RP 717		
Registered/Reference Plan No.		RP12R12969	RP12R12969
Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Use of Property	Existing Use(s)	RESIDENTIAL	RESIDENTIAL
	Proposed Use(s)	RESIDENTIAL	RESIDENTIAL
Buildings or Structures	Existing (Date of construction)	UNKNOWN	UNKNOWN
	Proposed	UNKNOWN	UNKNOWN

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"/>	No <input checked="" 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"/>	No <input type="checkbox"/> <input checked="" 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"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" 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 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				
History of the Subject Land					
RESIDENTIAL 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 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	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 yes, 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. NO OTHER THAN CURRENT APPLICATION _____ 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				

15	The required sketch map is to indicate the following, in metric units and must be included with application:	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	c) the <u>boundaries and 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 checked="" 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> (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) 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 (for example, residential, agricultural or commercial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) the <u>location, width and 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	i) the location and nature of any easement affecting the subject land.	<input type="checkbox"/>	<input type="checkbox"/>
The required sketch map has been included with this application form.			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

DECLARATION:

I/WE, RAY LENAROUZZI of the CITY (City/Town)
of WINDSOR (name City/Town) in the COUNTY (County) of ESSEX (name county) on
this 22 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 Ray Lenarouzzi
(Sign) X _____

DECLARED BEFORE ME at the City of Windsor in the
County of Essex this 22 day of March, 2025
[Signature] A Commissioner etc.

*** THIS SECTION MUST BE COMPLETE

Jessica Lynn Watson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the City of Windsor.
Expires February 7, 2026.

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

This application has been received and is accepted for processing, as the application is complete.

[Signature] Date: March 28/25
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. RL (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: _____, 20__.

I (We) (Owners of the subject lands) _____

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

and instruct (agent(s)) _____ to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) _____

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.

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

X (Sign)

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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999897.

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

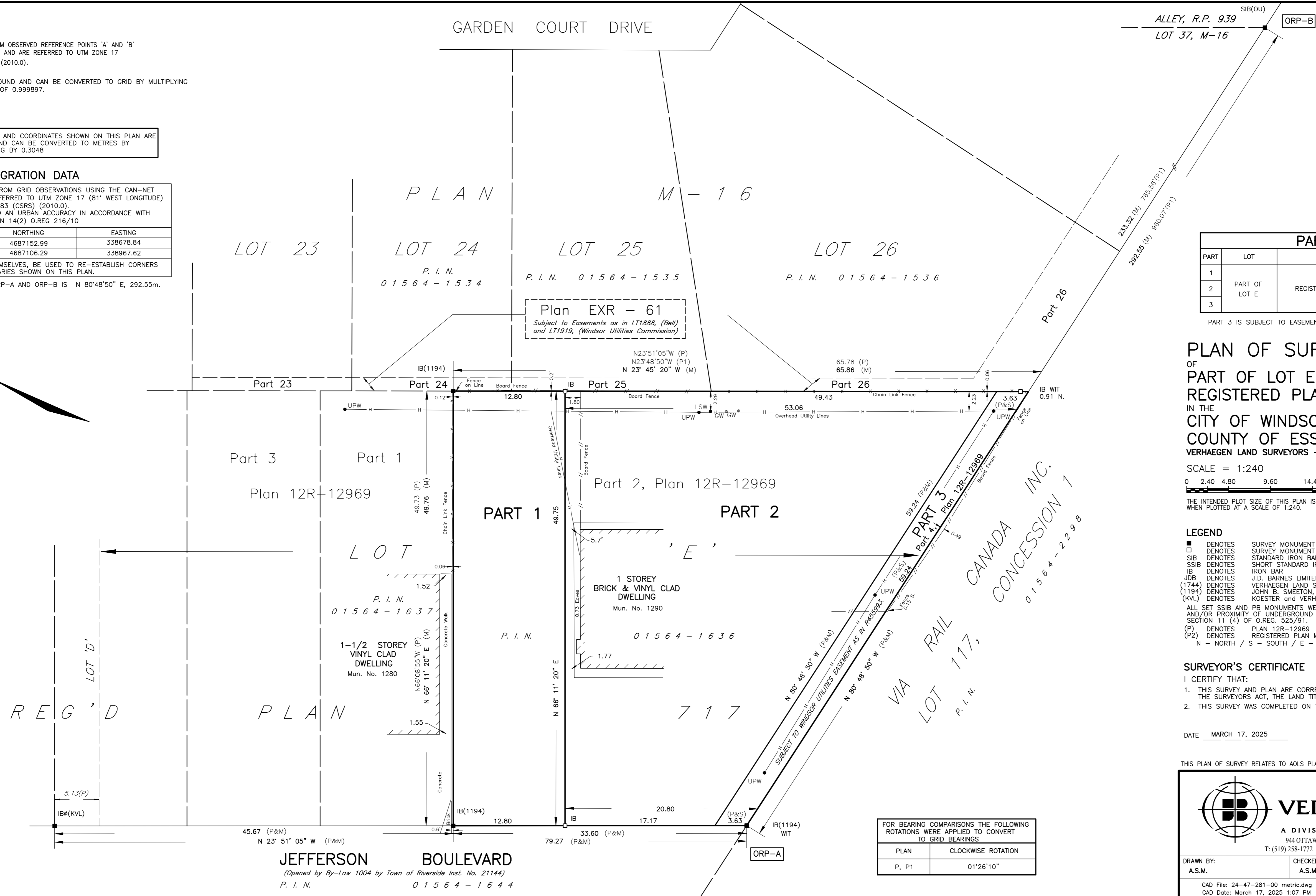
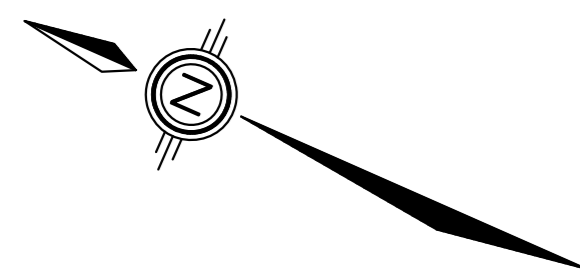
INTEGRATION DATA

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	4687152.99	338678.84
ORP-B	4687106.29	338967.62

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 N 80°48'50" E, 292.55m.



ALLEY, R.P. 939
LOT 37, M-16

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.m.)
1				637.0
2	PART OF LOT E	REGISTERED PLAN 717	ALL OF 01564-1636	1655.6
3				180.4

PART 3 IS SUBJECT TO EASEMENT AS IN R455993.

PLAN OF SURVEY
OF
PART OF LOT E,
REGISTERED PLAN 717
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.

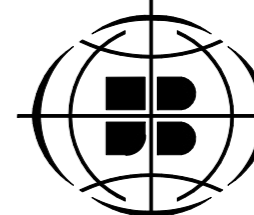
SCALE = 1:240
0 2.40 4.80 9.60 14.40 24.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 813mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:240.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - JDB DENOTES J.D. BARNES LIMITED
 - (1744) DENOTES VERHAEGEN LAND SURVEYORS
 - (1194) DENOTES JOHN E. SMEETON, O.L.S.
 - (KVL) DENOTES KOESTER and VERHAEGEN, O.L.S.
 - PB DENOTES PLASTIC BAR
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - S DENOTES SET
 - OU DENOTES ORIGIN UNKNOWN
 - GW DENOTES GUY WIRE
 - LSW DENOTES LIGHT STANDARD WOOD
 - UPW DENOTES UTILITY POLE WOOD
- 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.
- (P) DENOTES PLAN 12R-12969 (P1) DENOTES REGISTERED PLAN 717
(P2) DENOTES REGISTERED PLAN M-16
N - NORTH / S - SOUTH / E - EAST / W - WEST

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 16th DAY OF JUNE, 2024.

DATE MARCH 17, 2025
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2217514



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 24-47-281-00
CAD File: 24-47-281-00 metric.dwg CAD Date: March 17, 2025 1:07 PM		File: E-717-LOT E

PLAN	CLOCKWISE ROTATION
P, P1	01°26'10"

JEFFERSON BOULEVARD
(Opened by By-Law 1004 by Town of Riverside Inst. No. 21144)
P. I. N. 01564-1644