

# COMMITTEE OF ADJUSTMENT

APPLICANT : GATEWAY VILLAGE INC.

ADDRESS : 0 HURON CHURCH ROAD

 SUBJECT LANDS  SEVERED LANDS





CITY OF WINDSOR

File: B-041/25

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 June 25, 2025

APPLICATION FOR CONSENT

Owner:	GATEWAY VILLAGE INC	Location:	0 HURON CHURCH RD
Legal Description:	CON 1 PT LOT 63 PT LOT 64;SANDWICH W RP 12R14334 PARTS;1 2;	Zoning:	Holding Commercial District 3.3 (CD3.3) with site specific S.20(1)278, S.20(1)476, S.20(1)477, S.20(1)478, & S.20(1)479
Official Plan:	Mixed-Use Node		
Explanation:	Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot with easements.		

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

**When:** July 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: June 26, 2025
	Tel: 519-255-6543
	Fax: 519-255-6544
Suite 210, 350 City Hall Square West Windsor ON N9A 6S1	Email: <a href="mailto:jwatson@citywindsor.ca">jwatson@citywindsor.ca</a>
	Web: <a href="http://www.citywindsor.ca">http://www.citywindsor.ca</a>

Via Email

June 2nd, 2025

Planning & Building Department – Planning Division  
City of Windsor  
350 City Hall Square  
Windsor, ON N9A 6S1

**Attention:** Diana Radulescu & COA, City of Windsor

**Re:** 0 Huron Church Road - CON 1 PT LOT 63 PT LOT 64; SANDWICH W RP 12R14334 PARTS;1 2; 9.47AC - Consent Application

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Dear Diana & COA,

Westdell is submitting this cover letter detailing the proposed easements in response to the consent application, for the above-referenced property known as 0 Huron Church Road (Gateway Village Inc) with the legal description as CON 1 PT LOT 63 PT LOT 64; SANDWICH W RP 12R14334 PARTS;1 2; 9.47AC (the 'Site'). Please review the letter in conjunction with the application form, site plan and severance sketch provided as a part of the complete submission.

The consent application is for the severance of the parcel into two lots with the severed lands being the three commercial buildings along Huron Church and the retained lands as the four residential buildings. The lot is required to be severed to separate the two land uses as a requirement for financing as banks will not provide financing for two different land uses on the same parcel.

### Easement 1:

**Transferor:**

Gateway Village Inc.  
1701 Richmond Street Suite 3B, London ON N5X 3Y2  
519-850-0000 #203

- Part 3 of Plan 12R-14334 as per the severance sketch in favour of the University Shopping Centre for proposed access between the two commercial sites.

**Transferee:**

University Shopping Centre Inc.  
1701 Richmond Street Suite 3B, London ON N5X 3Y2  
519-850-0000 #203

Plan 12R-14334 Part 3 is the access across Gateway Village Inc., in favour of existing University Shopping Centre Inc. Plan 12R-14334 Part 3 denotes the approximate location of the driveway from the North Entrance off Huron Church Road continuing South to connect with Plan 12R-14334 Parts 9-12 from University Shopping Centre Inc. This easement is proposed for access between the two commercial sites.

## **Easement 2:**

### **Transferor:**

University Shopping Centre Inc.  
1701 Richmond Street Suite 3B, London ON N5X 3Y2  
519-850-0000 #203

- Parts 9-12 of Plan 12R-14334 as per the severance sketch in favour of Gateway Village for proposed access between the two commercial sites.

### **Transferee:**

Gateway Village Inc.  
1701 Richmond Street Suite 3B, London ON N5X 3Y2  
519-850-0000 #203

Plan 12R-14334 Parts 12 and 9-11 in favour of Gateway Village Inc., from University Shopping Centre Inc., for access from the existing Huron Church entrance. Plan 12R-14334 Part 12 denotes the approximate location of the existing driveway/entrance serving the centre. Part 9-11 were created to join Part 3 as there is an existing easement running East to West across the University shopping Centre lands, this easement is labelled on the provided severance sketch. This easement is proposed for access between the two commercial sites.

**Gateway Village Inc. C/O Westdell Development Corp.**

**Paul Kitson**

VP Planning & Development

**Hashim Imtiaz**

Development Coordinator





<b>Access</b> (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 ..... _____	<b>Yes</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Yes</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Water Supply</b>	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>Sewage Disposal</b>	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Yes</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input checked="" type="checkbox"/>
<b>7 The current designation of the subject property in the Official Plan</b> Mixed Use Node					
<b>History of the Subject Land</b> Vacant Land					
<b>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?</b> <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. _____ _____ _____					
<b>9 Has any land been severed from the parcel originally acquired by the owner of the subject land:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>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:</b>					
<b>11 Current Applications</b> None  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. _____ _____					
<b>12 Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>13 Whether the subject land is within an area of land designated under any provincial plan or plans.</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable					
<b>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.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable					



15	<b>The required sketch map is to indicate the following, in metric units and must be included with application:</b>	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 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> (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</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 checked="" 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, Paul Kitson of the City (City/Town)  
of London (name City/Town) in the County (County) of Middlesex (name county) on  
this 30 day of May, 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 PK

(Sign) X \_\_\_\_\_

DECLARED BEFORE ME, \_\_\_\_\_ of London in the  
County \_\_\_\_\_ this 30 day of May, 2025.

A Commissioner etc.

**\*\*\* 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: June 16/2025

**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. PK (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: May 30, 2025.

I (We) (Owners of the subject lands) lyman Meddoui - Gateway Village Inc.

of the (municipality where you reside) City of London, hereby authorize

and instruct (agent(s)) Paul Kitson to submit an application to the

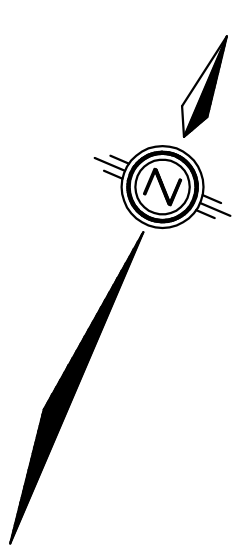
Committee of Adjustment in respect to (municipal address or legal description) 0 Huron Church

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.

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

X (Sign)





HURON CHURCH LINE ROAD  
(Original Road Allowance between the geographic to Townships of Sandwich East and Sandwich West)  
P. I. N. 0 1 2 2 1 - 0 3 7 1

**LEGEND AND NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).  
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993100.  
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.

Part 1,  
P. I. N. 0 1 2 2 1 - 0 4 6 4  
Plan 1 2 R - 1 3 1 4 8

ORP-A

Part 1  
Plan 12R-11929

Original Limit of Lot 63, Concession 1

Part 5,  
Plan 12R-11929

Part 2  
Plan 12R-11929

SIB(OU)

PB

SSIB

IB(1744)

N 66° 01' 50" E (P)

N 66° 01' 20" E (M)

89.56

222.52

131.44

266.82 (P&M)

SIB(691)

1.52 (P&S)

0.97

143.41 (P&M)

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LEGAL INFORMATION

PART OF  
PART OF LOTS 63 AND 64  
CONCESSION 1  
IN THE  
GEOGRAPHIC TOWNSHIP OF SANDWICH WEST  
NOW IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX



KEY PLAN  
N.T.S.

LIST OF DRAWINGS

SHEET SP1	ZONING/PARKING DATA CHART & SITE PLAN INFORMATION
SHEET SP2	SITE PLAN & LEGEND
SHEET SP3	ROOF PLAN
SHEET SP4	SITE PLAN DETAILS

ZONING DATA CHART

GROSS LOT AREA:	38,270.9m <sup>2</sup>	BUILDING AREA:	10,822.7m <sup>2</sup>
NET LOT AREA:	37,984.2m <sup>2</sup>		
ASPHALT:	16,634.9m <sup>2</sup>	LANDSCAPE AREA:	10,813.3m <sup>2</sup>
ITEM	REFER TO PARCEL KEY PLAN FOR ZONING	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m <sup>2</sup> MIN.)	N/A	38,270.9
2	LOT FRONTAGE (m MIN)	N/A	143.35
2	FRONT YARD DEPTH (m MIN)	N/A	10.00
2	EXTERIOR SIDE YARD DEPTH (m MIN)	N/A	N/A
2	INTERIOR SIDE YARD DEPTH (m MIN)	N/A	NORTH: 19.00 SOUTH: 16.15
2	REAR YARD DEPTH (m MIN)	N/A	23.42
2	LANDSCAPE OPEN SPACE YARD SETBACK (ABUTTING HURON CHURCH)	10.0 (AS PER S.20(1)278 CoW ZONING BY-LAW)	10.00
2	LANDSCAPE OPEN SPACE (% MIN)	N/A	28.3
2	LOT COVERAGE (% MAX.)	N/A	28.3
2	BUILDING HEIGHT (m MAX.)	20.0	BLDG A: 7.0 BLDG B: 7.0 BLDG G: 7.0
		28.0 (AS PER S.20(1)479	BLDG E: 28.0
		34.0 (AS PER S.20(1)478	BLDG F: 34.0
		40.0 (AS PER S.20(1)477	BLDG D: 40.0
		46.0 (AS PER S.20(1)476	BLDG C: 46.0

\*ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	RESIDENTIAL	1.15 SPACES/UNIT (714 UNITS)	821 SPACES
2	COMMERCIAL	1/22.5m <sup>2</sup> (1,065.4m <sup>2</sup> )	47 SPACES
4	TOTAL	SEE ABOVE	868 SPACES
5	B.F. PARKING	TYPE A: 0.5 SPACE + 1% OF PARKING SPACES TYPE B: 1 SPACE + 1% OF PARKING SPACES	9 SPACES
5	VISITOR SPACES	15% OF RES. PARKING (757 SPACES)	124 SPACES
BICYCLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	2 FOR FIRST 19 SPACES + 1 FOR EA. ADDITIONAL 20 SPACES		48 SPACES
LOADING SPACES			
No.	ITEM	REQUIREMENT	PROPOSED
1	LOADING SPACES: MIN. 2 PER MULTIPLE DWELLING BUILDING WITH 9 OR MORE DWELLING UNITS (AS PER 2.20(1)475 CoW ZONING BY-LAW)	BLDG C: 2 SPACES BLDG D: 2 SPACES BLDG E: 2 SPACES BLDG F: 2 SPACES	2 SPACES 2 SPACES 2 SPACES 2 SPACES
1	LOADING SPACES: COMMERCIAL GROSS FLOOR AREA OVER 275m <sup>2</sup> TO 2,500m <sup>2</sup> (1,065.4)	1 SPACE	2 SPACES

PERMITTED USES

- CD3.3 – ZONE (SITE SPECIFIC BY-LAW No. 73–2023):
- AMBULANCE SERVICE
  - AUTOMOBILE REPAIR GARAGE
  - BAKERY
  - BUSINESS OFFICE
  - CHILD CARE CENTRE
  - COMMERCIAL SCHOOL
  - COMBINED USE BUILDING (B/L 73–2023, JUN. 12/2023)
  - CONFECTIONERY
  - FOOD OUTLET – DRIVE-THROUGH
  - FOOD OUTLET – TAKE-OUT
  - FUNERAL HOME
  - GARDEN CENTRE
  - GAS BAR
  - HOTEL
  - MEDICAL APPLIANCE FACILITY
  - MEDICAL OFFICE
  - MICRO-BREWERY
  - MULTIPLE DWELLING CONTAINING MIN. 5 DWELLING UNITS (B/L 73–2023, JUN. 12/2023)
  - PARKING GARAGE
  - PERSONAL SERVICE SHOP
  - PLACE OF ENTERTAINMENT AND RECREATION
  - PLACE OF WORSHIP
  - PRINT SHOP
  - PROFESSIONAL STUDIO
  - PUBLIC HALL
  - PUBLIC PARKING AREA
  - REPAIR SHOP – LIGHT
  - RESTAURANT
  - RESTAURANT WITH DRIVE-THROUGH
  - RETAIL STORE
  - SERVICE STATION
  - TEMPORARY OUTDOOR VENDOR'S SITE
  - VETERINARY OFFICE
  - WAREHOUSE
  - WHOLESALE STORE
  - WORKSHOP
  - EXISTING AUTOMOBILE COLLISION SHOP
  - EXISTING INDUSTRIAL USE
  - EXISTING MOTOR VEHICLE DEALERSHIP
  - ANY USE ACCESSORY TO ANY OF THE ABOVE USES.
  - AN OUTDOOR STORAGE YARD IS PROHIBITED, SAVE AND EXCEPT WITH THE FOLLOWING MAIN USES:
    - AMBULANCE SERVICE, GARDEN CENTRE, TEMPORARY OUTDOOR VENDOR'S SITE, EXISTING AUTOMOBILE COLLISION SHOP, EXISTING INDUSTRIAL USE, EXISTING MOTOR VEHICLE DEALERSHIP.

WASTE REMOVAL

COMMERCIAL (BLDG A, B, & G): GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

MULTIPLE DWELLINGS (BLDG C, D, E, & F): GARBAGE TO BE STORED INTERNALLY AND BE PLACED IN PICK-UP AREA AS NOTED ON SITE PLAN FOR PICK-UP. BUILDING MANAGER TO COORDINATE PICK-UP WITH RELEVANT PARTIES.

SNOW REMOVAL

SNOW TO BE STORED ON SITE IN LOCATIONS DENOTED ON PLAN. WHEN SNOW EXCEEDS AREAS DENOTED ON PLAN OWNER TO ARRANGE PICK-UP AND REMOVAL AS REQUIRED.

BUILDING CLASS.

COMMERCIAL (BLDG A, B, & G): GROUP E OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

MULTIPLE DWELLINGS (BLDG C, D, E, & F): GROUP C OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

COMMERCIAL (BLDG A, B, & G): THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

MULTIPLE DWELLINGS (BLDG C, D, E, & F): THIS DEVELOPMENT WILL RECEIVE MAIL INTERNALLY TO EA. BUILDING AS PER CANADA POST REQUIREMENTS

SITE BENCHMARK:

BENCHMARK #1

MONUMENT TYPE: TOP OF FIRE HYDRANT AS SHOWN ON PLAN

LOCATION: PELLETIER ST. – NORTH-EAST CORNER OF SITE

GEODETIC ELEVATION: 182.89

BENCHMARK #2

MONUMENT TYPE: TOP OF FIRE HYDRANT AS SHOWN ON PLAN

LOCATION: SOUTH-WEST CORNER OF SITE

GEODETIC ELEVATION: 182.50

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

REFERENCE DOCUMENTS:

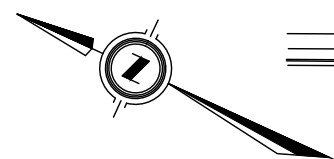
1. LEGAL & TOPOGRAPHICAL INFORMATION OBTAINED FROM TOPOGRAPHIC PLAN OF SURVEY BY VERHEGGEN LAND SURVEYORS A DIVISION OF J.D. BARNES LTD., REFERENCE No: 20-47-711-00, FILE No. 20-47-711-00A, RECEIVED FROM THE CLIENT ON MARCH 10, 2025.
2. LEGAL & TOPOGRAPHICAL INFORMATION FOR THE EXISTING NEIGHBOURING PROPERTY OBTAINED FROM PLAN OF SURVEY BY VERHEGGEN LAND SURVEYORS A DIVISION OF J.D. BARNES LTD., REFERENCE No: 23-47-314-00, FILE No. 23-47-314-00.dwg, RECEIVED FROM THE CLIENT ON MARCH 13, 2025.
3. CONCEPT SITE PLAN DESIGN OBTAINED FROM BAROJAE ARCHITECTURE + ENGINEERING, SITE PLAN REPRODUCED AND MODIFIED TO MEET CLIENT REQUIREMENTS.

DISCLAIMER:

1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

CONCEPTUAL DESIGN  
FOR DISCUSSION  
PURPOSES ONLY

PELLETIER ST.

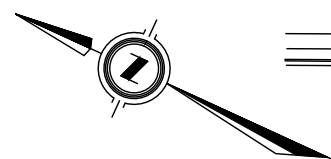


HURON CHURCH ROAD

0 HURON CHURCH PARCEL PLAN

SCALE = 1:750

PELLETIER ST.



HURON CHURCH ROAD

0 HURON CHURCH AREA PLAN

SCALE = 1:750

AS CONSTRUCTED SERVICES	COMPLETION	DESIGN OMP	01	ISSUED FOR CLIENT REVIEW	18/03/25	OMP	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		DRAWN OMP	02	ISSUED FOR CLIENT REVIEW	08/04/25	OMP					GATEWAY VILLAGE INC. 1701 RICHMOND ST., SUITE 3B LONDON, ON N5X 3Y2	AS NOTED ON PLAN	ZONING/PARKING DATA CHART & SITE PLAN INFO.	S250438
		CHECKED JRC	03	ISSUED FOR CLIENT REVIEW	16/04/25	OMP							MIXED USE DEVELOPMENT	
		APPROVED KK/KM	04	ISSUED FOR CLIENT REVIEW	05/05/25	OMP							0 HURON CHURCH ROAD	
		DATE 05/05/2025	05	ISSUED FOR CLIENT REVIEW	05/07/25	OMP							WINDSOR, ON.	
		CAD	S250438											

**STRIK BALDINELLI MONIZ**  
PLANNING-CIVIL-STRUCTURAL-MECHANICAL-ELECTRICAL  
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmltd.ca

ENGINEER'S STAMP  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ENGINEER'S STAMP  
SEAL FOR GENERAL  
PRACTICE WITH  
ART 3/9 & ALL  
APPLICABLE MUNICIPAL  
BY-LAWS

CLIENT  
P: 519.850.0000  
E: INFO@WESTDELLCORP.COM

SCALE  
AS NOTED ON PLAN

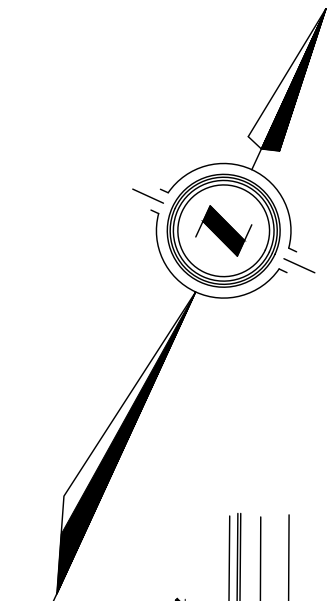
TITLE  
ZONING/PARKING DATA CHART & SITE PLAN INFO.

PROJECT No.  
S250438

SHEET No.

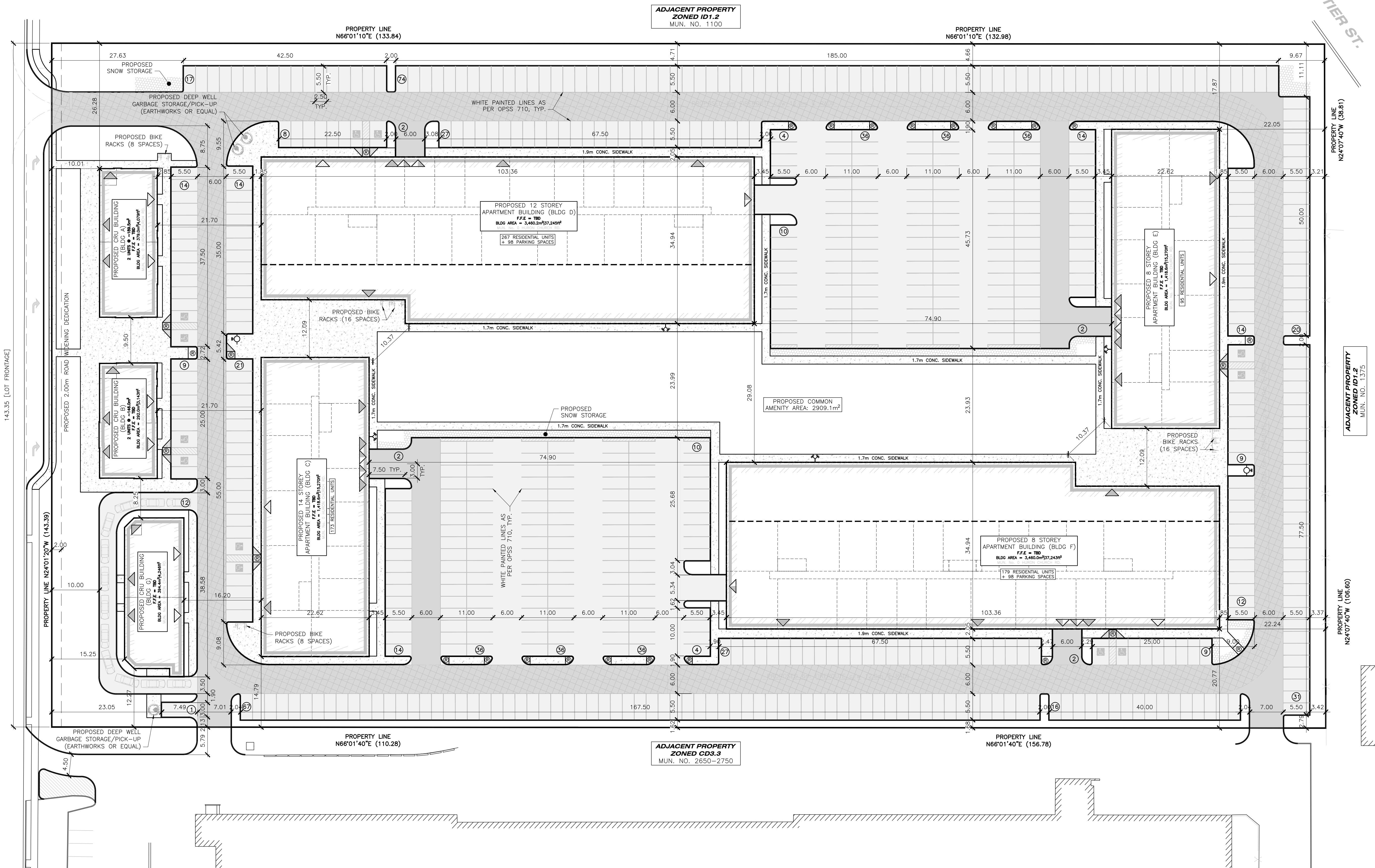
PLAN FILE No.  
—





HURON CHURCH ROAD

143.35 [LOT FRONTAGE]



LEGEND:

- PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Ø RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DRIVETHRU WINDOW
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- BH 3 BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
- LIGHTS, DESIGN BY OTHERS

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	OMP	01	ISSUED FOR CLIENT REVIEW	18/03/25	OMP	
DRAWN	OMP	02	ISSUED FOR CLIENT REVIEW	08/04/25	OMP	
CHECKED	JRC	03	ISSUED FOR CLIENT REVIEW	16/04/25	OMP	
APPROVED	KK/KM	04	ISSUED FOR CLIENT REVIEW	05/05/25	OMP	
DATE	05/05/2025	05	ISSUED FOR CLIENT REVIEW	05/07/25	OMP	
CAD	S250438					

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1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmltd.ca

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**  
SEALER FOR GENERAL PURPOSES WITH PERMIT 3/9 & ALL APPLICABLE MUNICIPAL AND PROVINCIAL ZONING BY-LAWS

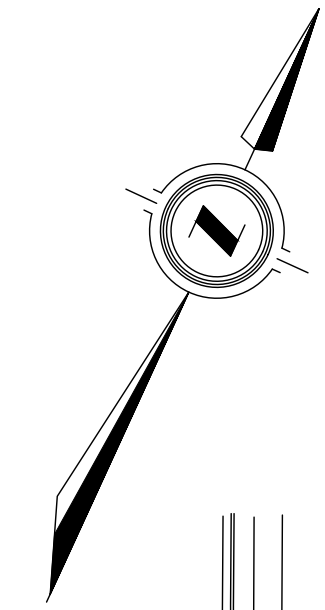
CLIENT  
GATEWAY VILLAGE INC.  
1701 RICHMOND ST., SUITE 3B  
LONDON, ON  
N5X 3Y2  
P: 519.850.0000  
E: INFO@WESTDELLCORP.COM

SCALE  
SCALE - 1:400  
4.0 0 6.0m

TITLE  
**MIXED USE DEVELOPMENT**  
0 HURON CHURCH ROAD  
WINDSOR, ON.

PROJECT No.  
**S250438**  
SHEET No.  
PLAN FILE No.







HURON CHURCH ROAD


PELLETIER ST.


LEGEND:


- PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Ø RADIUS)
- PROPOSED SNOW STORAGE
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- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- BH 3
- BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
- LIGHTS, DESIGN BY OTHERS


AS CONSTRUCTED SERVICES		COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	OMP	01	ISSUED FOR CLIENT REVIEW	18/03/25	OMP		<div><b>STRIK BALDINELLI MONIZ</b> <small>PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL</small> 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca</div>
DRAWN	OMP	02	ISSUED FOR CLIENT REVIEW	08/04/25	OMP		
CHECKED	JRC	03	ISSUED FOR CLIENT REVIEW	16/04/25	OMP		
APPROVED	KK/KM	04	ISSUED FOR CLIENT REVIEW	05/05/25	OMP		
DATE	05/05/2025	05	ISSUED FOR CLIENT REVIEW	05/07/25	OMP		
CAD		S250438					


 <b>STRIK BALDINELLI MONIZ</b> <small>PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL</small> 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca	<b>PRELIMINARY NOT FOR CONSTRUCTION</b>		CLIENT <b>GATEWAY VILLAGE INC.</b> 1701 RICHMOND ST., SUITE 3B LONDON, ON N5X 3Y2 P: 519.850.0000 E: INFO@WESTDELLCORP.COM
	ENGINEER'S STAMP SEALER FOR GENERAL PERMIT 3/9 & ALL MUNICIPAL ZONING BY-LAWS		


SCALE	TITLE	PROJECT No.
SCALE - 1:400 4.0 0 8.0m 	<b>MIXED USE DEVELOPMENT</b> 0 HURON CHURCH ROAD WINDSOR, ON.	<b>S250438</b>


ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		GATEWAY VILLAGE INC. 1701 RICHMOND ST., SUITE 3B LONDON, ON N5X 3Y2 P: 519.850.0000 E: INFO@WESTDELLCORP.COM	SCALE - 1:400 4.0 0 8.0m 	<b>MIXED USE DEVELOPMENT</b> 0 HURON CHURCH ROAD WINDSOR, ON.	<b>S250438</b>


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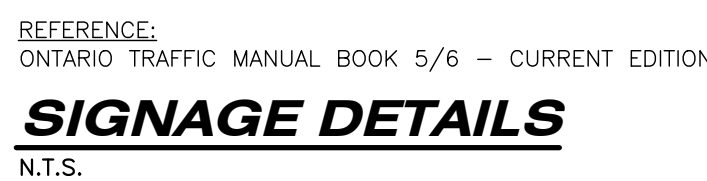
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ENGINEER'S STAMP
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**CURB RAMP AS PER THE 2012 ONTARIO BUILDING CODE '3.8.3.2(3)**

**'NO STOPPING' SIGNS**

**0.60m MAX**

**VAN ACCESSIBLE PARKING SIGN ON SIGN POST SECURED IN THE GROUND**

**INTERNATIONAL SYMBOL OF ACCESS (OPTIONAL)**

**5.50m TYP.**

**3.40m MIN**

**MIN. 1.5m WIDE SHARED ACCESS AISLE**

**0.1m WIDE WHITE OR YELLOW LINE & HATCH MARKINGS, HATCH MARKINGS SPACING TO BE 1m MAX**

**BY PERMIT ONLY**

**VAN ACCESSIBLE**

**NO STOPPING SIGN**

**TYPE 'A'**

**ACCESSIBLE PARKING SIGN ON SIGN POST SECURED IN THE GROUND**

**CURB RAMP AS PER THE 2012 ONTARIO BUILDING CODE '3.8.3.2(3)**

**'NO STOPPING' SIGNS**

**0.60m MAX**

**ACCESSIBLE PARKING SIGN ON SIGN POST SECURED IN THE GROUND**

**INTERNATIONAL SYMBOL OF ACCESS (OPTIONAL)**

**5.50m TYP.**

**0.1m WIDE WHITE OR YELLOW LINE & HATCH MARKINGS, HATCH MARKINGS SPACING TO BE 1m MAX**

**2.40m MIN**

**2.40m MIN**

**MIN. 1.5m WIDE SHARED ACCESS AISLE**

**BY PERMIT ONLY**

**NO STOPPING SIGN**

**TYPE 'B'**

**1.525m MIN TYP.**

**BLUE BACKGROUND**

**WHITE SYMBOL**

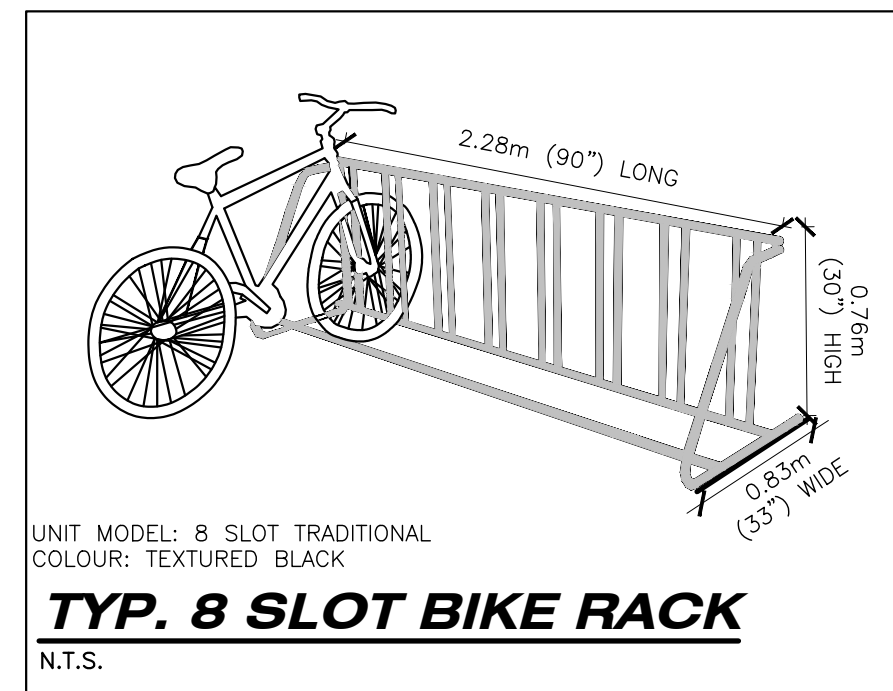
**INTERNATIONAL SYMBOL OF ACCESS**

**ALL PAVEMENT MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING' AND:**

- SIGN POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURED FROM GRADE TO THE CENTRE OF THE SIGN.
- PRESCRIBED ACCESSIBLE PARKING SIGN TO BE IN ACCORDANCE w/ THE HIGHWAY TRAFFIC ACT, REGULATION 581 - PRESCRIBED SIGNS FOR PARKING SPACES DESIGNATED UNDER A MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES.
- PROVIDE TACTILE ATTENTION INDICATORS CONFORMING TO OBC 3.8.3.18.

**TYP. BARRIER FREE PARKING SPACE**

N.T.S.

[illegible]