

**MISSION STATEMENT:**

*“Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together.”*

<b>Author’s Name: Averil Parent</b>	<b>File No.: B-044-25</b>
<b>Author’s Phone: (519) 255-6100 ext. 6397</b>	<b>Report Date: June 26<sup>th</sup>, 2025</b>
<b>Author’s E-mail: aparent@citywindsor.ca</b>	<b>Committee Meeting Date: July 10<sup>th</sup>, 2025</b>

**To:** Committee of Adjustment

**Subject Application:** Consent to create a new lot

**Owner:** Venus Glory Inc.

**Agent:** N/A

**Location:** 981-983 Campbell Ave

**Legal Description:** PLAN 640; LOT 22; N PT LOT 23 & PT CLOSED ALLEY

**1. RECOMMENDATION:**

That the Consent application of Venus Glory Inc. for conveyance of part of the subject lands, described as Lot 22, North Part Lot 23 and Part Closed Alley on Plan 640, also municipally known as 981-983 Campbell Ave., for the creation of a new lot as shown on the drawing attached to the application **BE GRANTED** with no conditions.

*Note: Severance conditions must be fulfilled within TWO (2) years after consent has been granted. If a 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.*

**2. THE REQUESTED LAND SEVERANCE:**

Land conveyance of part of the subject land, 981-983 Campbell Ave., as shown on the attached drawing, for the purpose of creating a new lot.

**3. PLANNING ANALYSIS:**

The subject property, identified as Lot 22, North Part Lot 23 and Part Closed Alley on Plan 640, is currently under development. A semi-detached dwelling is being constructed, and the foundations are now in place allowing for a severance application to proceed. The applicant is seeking severance along the interior dividing wall of the semi-detached dwelling. The proposed severance will not result in any minor variances on the property.

## **PLANNING ACT**

Subsection 53(1) of the Planning Act gives council the authority to grant consent if satisfied that a plan of subdivision of land is not necessary for the proper and orderly development of the municipality. Council for the Corporation of the City of Windsor has delegated its consent authority to the Committee of Adjustment of the City of Windsor.

Subsection 51(25) of the Planning Act allows the approval authority to impose such conditions to the approval of an application as it considers reasonable having regard to the nature of the development proposed.

## **PROVINCIAL PLANNING STATEMENT (PPS) 2024**

The Planning Staff has reviewed the relevant policies of the PPS - “*Building Homes, Sustaining Strong and Competitive Communities*” (Policy statement 2.2.1. of the PPS). The requested severance is consistent with these policies permitting and facilitating housing options required to meet the social, health, economic, and well-being requirements of residents while efficiently utilizing land, resources, and infrastructure.

## **OFFICIAL PLAN (OP)**

The Consent Policies, Section 11.4.3 of the Official Plan provide evaluation criteria and conditions of approval for consent applications. Appendix “A” attached herein shows the Consent Policies 11.4.3.

This consent to sever application is for creating a new lot, representing an appropriate consent per Section 11.4.3.2(a).

The severed and retained lots have access to a public highway paved with a hard surface and are serviced by municipal sanitary and storm services, complying with sections Section 11.4.3.4 and 11.4.3.5.

This consent satisfies the evaluation criteria in Section 11.4.3.6 for continuation of an orderly development pattern.

Section 11.4.3.7 of the Official Plan states that the Committee of Adjustment may attach conditions as deemed appropriate to the approval of a consent.

## **ZONING BY-LAW 8600**

The subject land is zoned as Residential RD2.2 permitting a semi-detached dwelling among other uses. The severance will be along the interior dividing wall of the semi-detached dwelling already under construction.

**4. PLANNER'S OPINION:**

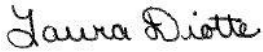
The requested consent complies with the Official Plan and Zoning By-law 8600. This consent application is consistent with the Planning Act and Provincial Policy Statement and represents good planning. The Planning Division in consultation with Engineering recommends approval of the applicant's request.



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**Averil Parent**  
**Planner II – Development Review**

*I concur with the above comments and opinion of the Planner II.*



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**Laura Diotte, MCIP, RPP**  
**Manager of Development Applications**

**CONTACT:**

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**APPENDICES:**

Appendix "A" - Excerpts from the Official Plan Volume I

Appendix "B" - Comments received by the Secretary Treasurer of the Committee of Adjustment

**11.4.3 Consent Policies**

- 11.4.3.1 Council has delegated to the City of Windsor Committee of Adjustment Council’s consent granting authority.
- 11.4.3.2 Consents may only be granted when it is not necessary for the proper and orderly development of the city. Accordingly, consents will generally be limited to:
- (a) Creation of lots for minor infilling; and
  - (b) The mortgaging or leasing of land beyond 21 years;
  - (c) Lot boundary adjustments; and
  - (d) Easements and rights-of-ways.
- 11.4.3.3 Consents shall only be granted for the creation of lots which comply with the Zoning By-law and/or unless appropriate minor variances are also granted concurrently.
- 11.4.3.4 Consents shall only be granted for lots which have access to a public highway which is paved with a hard surface and is of a reasonable standard of construction.
- 11.4.3.5 All lots created by consent shall be serviced by municipal sanitary sewer and water services.
- 11.4.3.6 The Committee of Adjustment will evaluate consent applications according to the following criteria:
- (a) Provincial legislation, policies and applicable guidelines;
  - (b) The physical layout of the proposed lots having regard to the Urban Design policies of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;
  - (c) The continuation of an orderly development pattern;
  - (d) Impact upon the comprehensive development of adjacent properties;
  - (e) The requirements or comments of Municipal departments and public agencies or authorities; and
  - (f) Previous consents granted on the land holdings on or in the area.
- 11.4.3.7 The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following:
- (a) The fulfillment of any financial requirement to the Municipality;
  - (b) The conveyance of lands for public open space purposes or payments-in-lieu thereof in accordance with the Open Space policies of this Plan;
  - (c) The conveyance of lands for public highways or widenings as may be required;
  - (d) The conveyance of appropriate easements;
  - (e) The application of the site plan control process;
  - (f) The provision of municipal infrastructure or other services; and
  - (g) Other such matters as the Committee of Adjustment considers necessary appropriate.

**PLANNING DEPARTMENT - ZONING**

No minor variance required.

*Stefan Pavlica, Zoning Coordinator*

**PUBLIC WORKS DEPARTMENT - ENGINEERING AND GEOMATICS**

This department has no objections to the proposed application, Right of way permits must be obtained for any work within the right of way.

*Mark Schaffhauser – Technologist*

**PUBLIC WORKS DEPARTMENT - TRANSPORTATION PLANNING**

All parking must comply with ZBL 8600 for both retained lot and severed lot.

*Elara Mehrilou - Transportation Planner*

**FORESTRY**

If any city trees are removed, the applicant is to consult with the City Forester, Yemi Adeyeye (yadeyeye@citywindsor.ca), to determine whether preservation or compensation for removal is required.

*Marc Edwards – Supervisor, Forestry*

**NATURAL AREAS**

The applicant should be notified of the following precautions:

1. Should Species at Risk or their habitat be found at any time on or adjacent to the site, cease activity immediately and contact MECP at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) for recommendations on next steps to prevent contravention of the Endangered Species Act (2007). The City of Windsor SAR hotline (519-816-5352) can also be used for relevant questions and concerns.
2. For a list of Species at Risk and other provincially tracked species with potential to be around the site, use the Natural Heritage Information Centre (NHIC) Make A Map tool, found at [https://www.liaoapplications.lrc.gov.on.ca/Natural\\_Heritage/index.html?viewer=Natural\\_Heritage.Natural\\_Heritage&locale=en-CA](https://www.liaoapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA)
3. If trees or other vegetation (i.e., shrubs and unmaintained grasses) on/adjacent to the site are to be removed, damaged, or disturbed during the breeding bird season (April 1 – August 31), then sweeps for nesting birds should be conducted to prevent contravention of Migratory Bird Regulations (2022), the Migratory Birds Convention Act (1992), and section 7 of the Fish and Wildlife Conservation Act (1997). Visit <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html> for more information.
4. Beaver dams and dens of fur-bearing mammals are protected under section 8 of the Fish and Wildlife Conservation Act (1997) and are not to be damaged or destroyed without the proper authorization and/or license.
5. The City of Windsor is a Bird Friendly City. Bird Friendly Design is encouraged. Bird Friendly Design Guidelines are available from the City of Toronto (<https://www.toronto.ca/city->

[government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/](https://www.citywindsor.ca/government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/)).

*Karen Alexander, Naturalist*

## **LANDSCAPE ARCHITECT/URBAN DESIGN**

No comments received at time of writing.

*Hoda Kameli, Landscape Architect*

## **WINDSOR POLICE SERVICES**

The Windsor Police Service has no concerns or objections with any of the other applications listed in this agenda. In reviewing them, all are relatively minor in terms of their potential impact to public safety and security. None of the applications to be considered are therefore anticipated to create outcomes that will negatively impact the ability of the Windsor Police Service to provide proper and adequate response to incidents and other service delivery requirements.

*Barry Horrobin, Director of Planning & Physical Resources*

## **HERITAGE PLANNING**

### **Heritage:**

There is no apparent built heritage concern with this property.

### **Archaeology:**

The subject property is located within the Archaeological Potential Zone (as per the recently adopted Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). However, the subject property is not within an Archaeologically Sensitive Area (ASA). Thus, an archaeological assessment is not requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Building Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

### **Contacts:**

Windsor Planning & Building Department:

519-255-6543 x6179, [ttang@citywindsor.ca](mailto:ttang@citywindsor.ca) , [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)

Windsor Manager of Culture and Events (A):

Michelle Staadegaard, (O) 519-253-2300x2726, (C) 519-816-0711,  
[mstaadegaard@citywindsor.ca](mailto:mstaadegaard@citywindsor.ca)

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, [Archaeology@ontario.ca](mailto:Archaeology@ontario.ca)

Windsor Police: 911

Ontario Ministry of Government & Consumer Services

A/Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, 1-416-212-7499, [Crystal.Forrest@ontario.ca](mailto:Crystal.Forrest@ontario.ca)

***Tracy Tang, Heritage Planner***