

COMMITTEE OF ADJUSTMENT

APPLICANT : GJB REAL ESTATE INC.

ADDRESS : 4054 ROSELAND DRIVE WEST

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



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 type="checkbox"/> <input 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"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input 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"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7	The current designation of the subject property in the Official Plan "RESIDENTIAL"				
	History of the Subject Land ORIGINAL HOME BUILT ON FULL LOT IN 1949.				
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:				
11	Current Applications APPLICATION FOR MINOR VARIANCE DUE TO UNDERSIZED FRONTAGE OF BOTH REMAINDER & SEVERED LOT. 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. APPLICATIONS BEING FILED CONCURRENTLY.				
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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" 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, MICHAEL STAMP of the CITY (City/Town)
of WINDSOR (name City/Town) in the COUNTY (County) of ESSEX (name county) ON
this 26 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) _____
(Sign) _____

DECLARED BEFORE ME at the City of Windsor in the
Southern Region of _____ this 26th day of November, 2024.
Mark Drazarewicz
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)

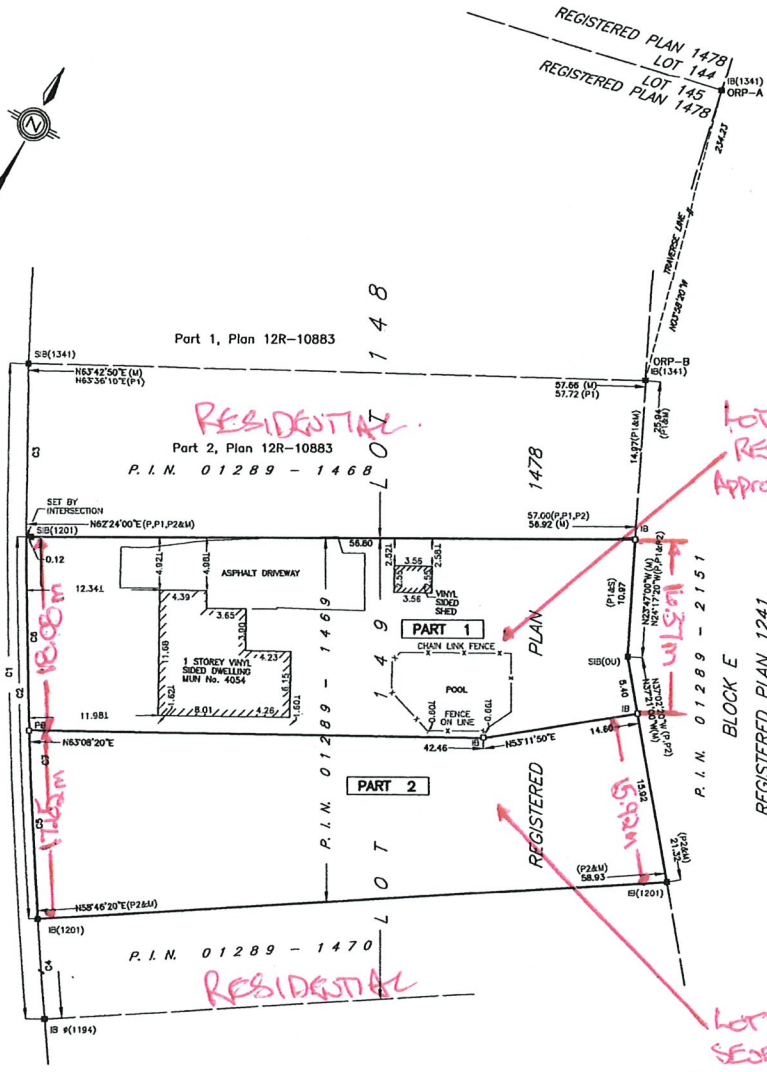
Date: Nov 26/24

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. 4 (Please Initial)

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.L.N.	AREA
1	PART OF LOT 149	REGISTERED PLAN 1478	01289-1469	0.102 Ha.
2				0.092 Ha.



ROSELAND DRIVE WEST
(DEDICATED BY REGISTERED PLAN 1478)
P.I.N. 01289 - 1794



PLAN OF SURVEY
OF
PART OF LOT 149
REGISTERED PLAN 1478
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250
0 2.50 5.00 10.00 15.00 25.00 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 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF RS 216/10

POINT ID	NORTHING	EASTING
ORP-A	4578661.61	334143.10
ORP-B	4678927.97	334159.32

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	01°36'00"
P1,P2	01°22'40"

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) NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999914

- ALL SET SSB 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.
- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
- SSB DENOTES 25mm X 25mm X 1.20m STANDARD IRON BAR
- SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB # DENOTES 16mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 50mm X 50mm STEEL PIN
- PB DENOTES PLASTIC BAR
- # DENOTES SURVEY MONUMENT FOUND
- D DENOTES SURVEY MONUMENT SET AND MARKED JOB
- WIT. DENOTES WITNESS
- J DENOTES PERPENDICULAR
- (S) DENOTES SET
- (U) DENOTES MEASURED
- (O) DENOTES INST. No.
- ORP DENOTES OBSERVED REFERENCE POINT
- (N) DENOTES NOT IDENTIFIABLE
- (5/4) DENOTES SET PROPORTIONALLY
- (174) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (108) DENOTES J.D. BARNES LIMITED, O.L.S.
- (120) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (118) DENOTES JOHN B. SUTTON INC., O.L.S.
- (134) DENOTES RICHARD W. LAURAY, O.L.S.
- (P) DENOTES REGISTERED PLAN 1478
- (P1) DENOTES PLAN 12R-10883
- (P2) DENOTES PLAN OF SURVEY BY (120) DATED OCTOBER 23, 1972 (4239)

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THIS SURVEY WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 2024

DATE NOVEMBER 07, 2024
Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218428

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
544 OTTAWA STREET, WINDSOR, ON N9Y 2E1
T: (519) 251-1774 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: SP	CHECKED BY: RAS	REFERENCE NO.: 24-47-499-00
CAD File: 24-47-499-00.dwg		File: E-1478-14
CAD Date: November 7, 2024 8:55 AM		

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	591.43 (PAS)	87.56	87.48	N30°07'20"W
C2	591.43	35.75 (P2&4)	35.73	N29°11'00"W (U) N29°17'10"W (P2)
C3	591.43	18.23 (U) 18.15 (P1)	18.23	N28°40'00"W (U) N27°53'10"W (P1)
C4	591.43	35.60	35.60	N32°38'10"W
C5	591.43	17.65	17.65	N30°03'30"W
C6	591.43	18.08	18.08	N28°19'40"W
C7	591.43	71.33 (U) 71.40 (P)	71.28	N32°54'30"W (U) N31°03'30"W (P)