



COMMITTEE OF ADJUSTMENT

APPLICANT : MOHAMMAD UDDIN (13233138 CANADA INC.)

ADDRESS : 646-658 TOURNIER STREET

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: B-052/24

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 January 15, 2025

APPLICATION FOR CONSENT

Owner:	13233138 CANADA INC	Location:	646 -658 TOURNIER ST
Legal Description:	PLAN 548 W PT LOT A	Zoning:	Residential RD2.2
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: January 30, 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: January 16, 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.	
	Address		Postal Code	
	E-Mail Address:			
	Name of Contact Person/Agent (if different than owner) Mohammad Hanash (Avant Design Ltd)	Contact No. 519-919-2010	Business Telephone No.	
	Address 5980 Tecumseh Rd E Windsor . On		Postal Code N8T 1E3	
	E-Mail Address:		Fax No.	
PAYMENT CONTACT INFORMATION ONLY:				
Name:				
Contact No:				
2	Type and purpose of proposed transaction:			
	Conveyance <input checked="" type="checkbox"/> new lot <input type="checkbox"/> lot addition			
3	Other (please specify) <input type="checkbox"/> mortgage <input type="checkbox"/> rights-of-way <input type="checkbox"/> lease in excess of 21 years <input type="checkbox"/> easement			
	See separate application for validation of title/power of sale			
3	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:			
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)			
	Municipality Windsor	Street Name TOURNIER ST	Street Address 646-658	
	Concession Number(s) PLAN 548 W PT LOT A; 3807.00SF 25.58FR	Registered/Reference Plan No. PLAN 548 W PT LOT A; 3807.00SF 25.58FR	Lot/Part No.(s) PT. LOT A 3807.00SF25.58FR	
	Parcel No.			
5	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown (If Yes, please describe) 			
6	Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)			
	Description		(A) SEVERED	(B) RETAINED
		Frontage	<i>metres</i> 8.9m	<i>metres</i> 7.8
		Depth	<i>metres</i> 25.7m-35.25m	<i>metres</i> 35.25m-43m
		Area	<i>square metres</i> 321.9	<i>square metres</i> 267.7
		Lot/Part No.(s)	PART OF BLOCK A	PART OF BLOCK A & PART OF CLOSED ALLEY
		Registered/Reference Plan No.	PLAN 548	PLAN 548
		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)	EXISTING	EXISTING
		Proposed	NO CHANGE	NO CHANGE

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"/> X <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"/> X <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <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"/> X <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <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"/> X <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7 The current designation of the subject property in the Official Plan RESIDENIAL RD 2.2					
History of the Subject Land N/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? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X 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"/> X 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 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 _____ _____ 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> X <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"/> X No <input type="checkbox"/> Not					
14 If the answer to item 13 item 13 is <u>yes</u>, whether the application conforms to or does not conflict with the applicable provincial plan or plans. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X 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;	x	<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 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 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;	x	<input type="checkbox"/>
e)	the approximate location of all <u>natural and artificial features</u> (<i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i>) 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;	x	<input type="checkbox"/>
f)	the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (<i>for example, residential, agricultural or commercial</i>)	x	<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);	x	<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 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 type="checkbox"/> X Yes <input type="checkbox"/> No			

DECLARATION:

I/WE, Mohammad Uddin, President of 13233138 Canada Inc. of the Windsor (City/Town) of _____ (name City/Town) in the _____ (County) of _____ (name county) on this 27 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) X [Signature]

(Sign) X _____

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

DECLARED BEFORE ME at the City of Windsor in the County of Essex this 27 day of Nov, 2025

[Signature]
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.

[Signature]
Secretary-Treasurer (or Designate)

Date: Jan 7/25

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. MU (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: 27th November, 2024.

I (We) (Owners of the subject lands) Mohammad Uddin

of the (municipality where you reside) Windsor, Ontario, hereby authorize

and instruct (agent(s)) Mohammad Hanash (Avant Design Ltd) to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) 646-658 Tournier Street

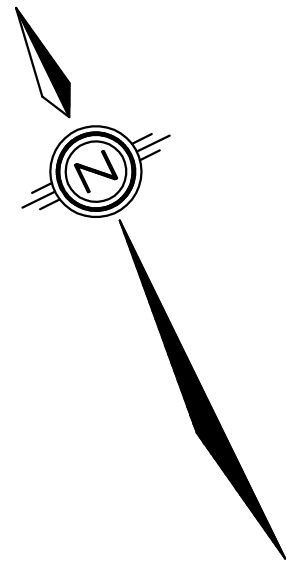
Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.

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

_____ X (Sign)

LAFORET STREET
(LANE - 39.6' WIDE PER R.P. 43)
P. I. N. 01252 - 0164

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 0.999936.
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.



LOT 226

LOT 227
P. I. N.
01252 - 0102

PART 1
P. I. N.
01252 - 0425

PART 2
P. I. N.
01252 - 0424

BLOCK B
P. I. N.
01252 - 0252

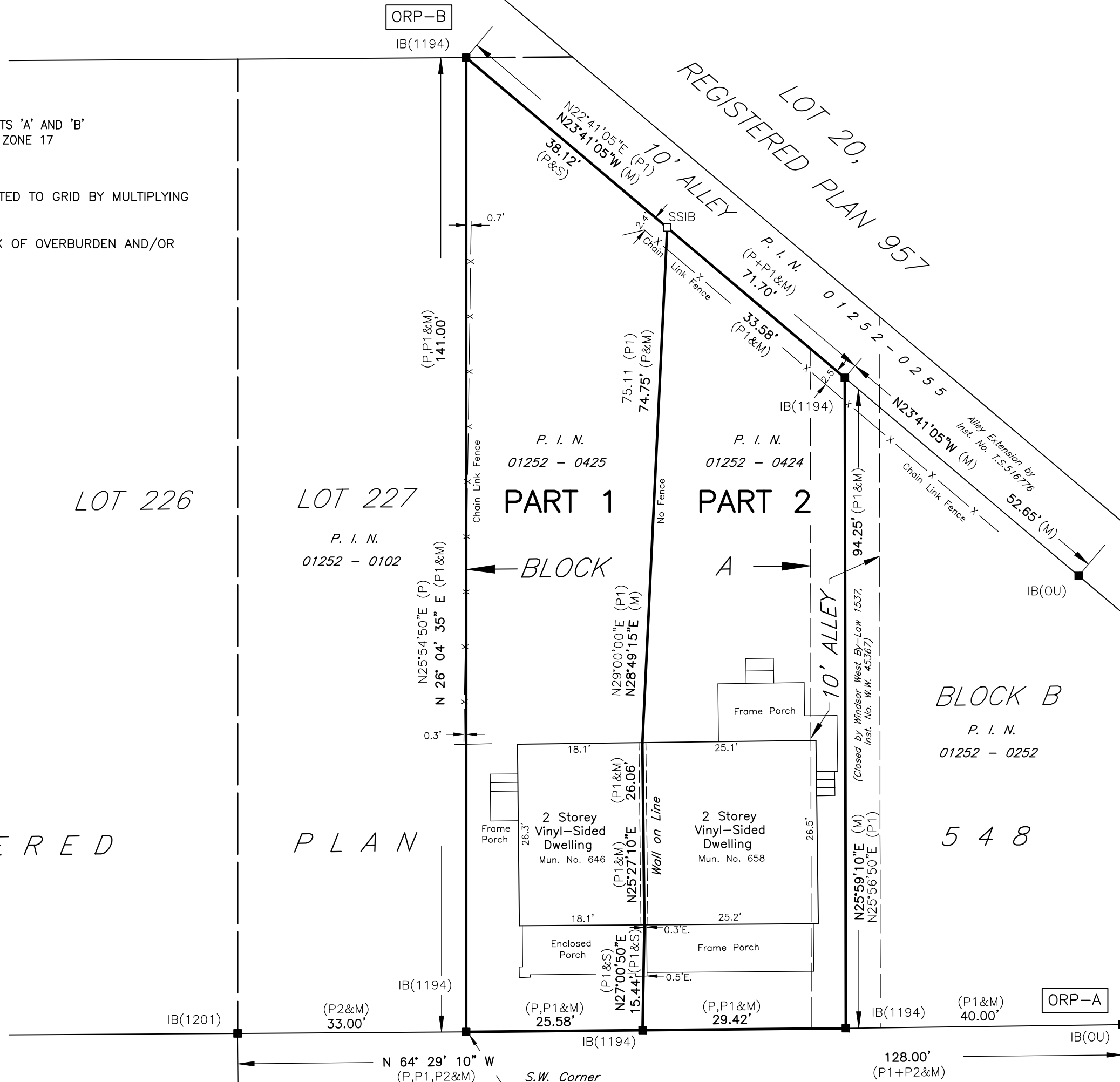
548

REGISTERED

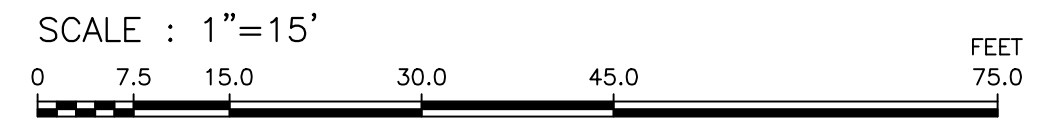
PLAN

TOURNIER STREET
(TOURNIER AVENUE - 50' WIDE PER R.P. 548)
P. I. N. 01252 - 0170

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART OF BLOCK A	REGISTERED PLAN 548	ALL OF 01252 - 0425	3,465
2	PART OF BLOCK A and PART OF ALLEY (Closed)		ALL OF 01252 - 0424	2,978



PLAN OF SURVEY
OF
BLOCK A and
PART OF ALLEY, (Closed by Windsor West By-Law 1537,
Inst. No. W.W. 45367)
REGISTERED PLAN 548
IN THE
CITY OF WINDSOR, COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 17" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1" = 20'.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	WT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	M	DENOTES MEASURED
SIB	DENOTES STANDARD IRON BAR	S	DENOTES SET
SSIB	DENOTES SHORT STANDARD IRON BAR	L	DENOTES PERPENDICULAR
IB	DENOTES IRON BAR	CC	DENOTES CUT CROSS
ORP	DENOTES OBSERVED REFERENCE POINT	PB	DENOTES PLASTIC BAR
(P)	DENOTES PLAN OF SURVEY BY (1194) DATED DECEMBER 8, 1977 (4V-5496)		
(P1)	DENOTES PLAN OF SURVEY BY (1194) DATED SEPTEMBER 12, 1996 (SP-7455)		
(P2)	DENOTES REGISTERED PLAN 548		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS		
(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 8th DAY OF NOVEMBER, 2024

DATE NOVEMBER 26, 2024

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2218453.

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	15371544.58	1085430.02
ORP-B	15371846.03	1085295.50

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

THE BEARING AND DISTANCE BETWEEN ORP-A and ORP-B IS N08°05'50"W, 169.22' and (P2) TO ALLOW COMPARISONS.
A CLOCKWISE ROTATION OF 03°30'50" WAS APPLIED TO THE BEARINGS ON (P), (P1) and (P2) TO ALLOW COMPARISONS.

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

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

SURVEYING
MAPPING
GIS

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.:
		24-47-573-00
FILE: 24-47-573-00.dwg	E-548-BLK A	CAD Date: November 26, 2024 3:36 PM CAD File: 24-47-573-00.dwg

PROJECT LOCATION
646 & 658 TOURNIER ST
WINDSOR, ON

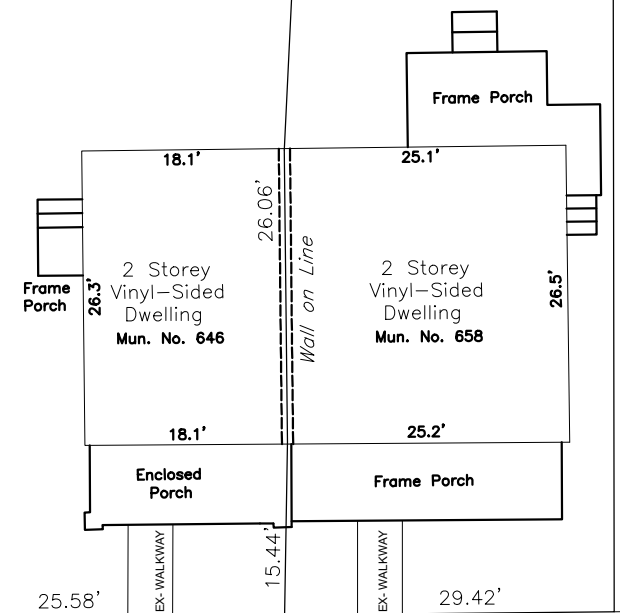
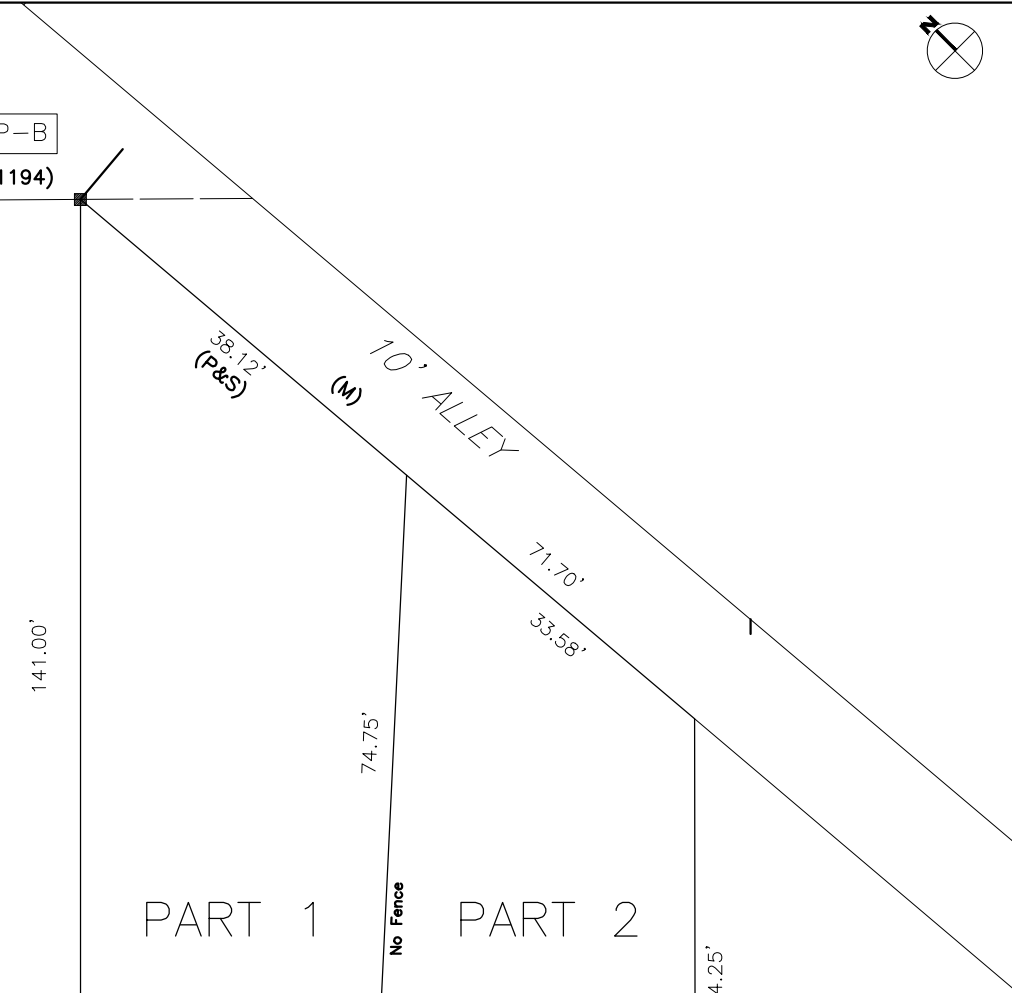


DRAWING LIST
A-1 Site
.1-Survey Plan, Site Plan



2 AERIAL VIEW
A-1 NTS

ORP-B
IB(1194)



ADDRESS: 646 & 658 TOURNIER ST
WINDSOR

ZONE: RESIDENTIAL DISTRICT (RD2.2)
PERMITTED USES

- One Double Duplex Dwelling
- One Duplex Dwelling
- One Multiple Dwelling containing a maximum of four dwelling units
- One Semi-Detached Dwelling
- One Single Unit Dwelling
- Townhome Dwelling

Semi-Detached Dwelling PROVIDED
 Lot Width – minimum 15.0 m 16.8m
 Lot Area – minimum 450.0 s.m 688s.m
 Lot Coverage – maximum 45.0% EXISTING
 Main Building Height – maximum 10.0 m EXISTING
 Front Yard Depth – minimum 6.0 m EXISTING
 Rear Yard Depth – minimum 7.50 m EXISTING
 Side Yard Width – minimum 1.20 m EXISTING

CLIENT

PROJECT TITLE

SEVERENCE LOT OF
RESIDENTIAL UNIT
646 & 658 TOURNIER ST

DRAWING TITLE

SITE PLAN, ZONING BY LAW,
STATISTIC, AERIAL VIEW

NOTE

- KEY PLAN
- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS
 2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
 3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCDN.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2024-11-28

PROJECT NOTE

PROJECT NUMBER	22-008
DATE	2022-03-08
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
SK-1

SCALE AS NOTED

3 SITE PLAN
A-1 1/8"=1'-0"

1 ZONING BY LAW
A-1 NTS