



COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : WINVALCO LIMITED

ADDRESS : 1235 ST. LUKE ROAD



- SUBJECT LANDS
- SEVERED PARCEL (LOT ADDITION) FROM 1235 ST. LUKE ROAD
- RETAINED PARCEL FROM 1235 ST. LUKE ROAD
- RETAINED PORTION FROM LOT ADDITION 1

CITY OF WINDSOR

File: B-054/24

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: WINVALCO LIMITED **Location:** 1235 ST LUKE RD

Legal Description: SANDWICH EAST CON 1 PT **Zoning:** HMD1.4, MD2.1
LOT 97 RP 12R29281 PART 1

Official Plan: Industrial, Business Park

Explanation: Severance of lands, as shown on the attached drawing, for the purpose of a lot addition.

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) Winvalco Limited	Contact No. 519-974-5261	Business Telephone No.
	Address 6555 Hawthorne Drive, Windsor, Ontario		Postal Code N8T 3G6
	E-Mail Address: joe.musso@valianttms.com		
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc. c/o Tracey Pillon-Abbs, RPP	Contact No. 226-340-1232	Business Telephone No.
Address 23669 Prince Albert Rd., Chatham, ON		Postal Code N7M 5J7	Fax No.
E-Mail Address: tracey@pillonabbs.ca			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Contact No:			
2	Type and purpose of proposed transaction:		
Conveyance <input type="checkbox"/> new lot <input checked="" type="checkbox"/> lot addition			
Other (please specify) <input type="checkbox"/> mortgage <input type="checkbox"/> rights-of-way See separate application for validation of title/power of sale <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: Pawan Khichi		
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)		
Municipality City of Windsor		Street Name St Luke Road	Street Address 1235
Concession Number(s) SANDWICH EAST CON 1		Registered/Reference Plan No. PT LOT 97 RP 12R29281 PART 1	Lot/Part No.(s)
Parcel No. 3739-010-140-09001-0000			
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) <hr/> <hr/>		
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> 33.53 m	<i>metres</i> 286.94 m (approx)
	Depth	<i>metres</i> 124.78 m	<i>metres</i> 124.78 m
	Area	<i>square metres</i> 4,178 m2	<i>square metres</i> 424.888 m2
	Lot/Part No.(s)		
	Registered/Reference Plan No.		
	Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Use of Property	Existing Use(s)	Manufacturing	Manufacturing
	Proposed Use(s)	TBD - property consolidation	Manufacturing
Buildings or Structures	Existing (Date of construction)	Vacant	1 Building
	Proposed	TBD	Same

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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <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"/>	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 Business Park					
History of the Subject Land Unknown					
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 11 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. N/A _____ _____ 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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, Yongliang Zhang of the City (City/Town)
of Rochester (name City/Town) in the County (County) of Oakland (name county) on
this 3 day of December, 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 _____

DECLARED BEFORE ME at the Civil of Bloomfield Hills in the
County of Oakland this 3rd day of December, 2024.
Blake C Haines A Commissioner etc.

***** THIS SECTION MUST BE COMPLETE**

BLAKE C HAINES
NOTARY PUBLIC - STATE OF MICHIGAN
County of Oakland
My Commission Expires 01/14/2030
Acting in the County of Oakland

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

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

[Signature] Date: Jan 7/25
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. N/A (Please Initial)

FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on their behalf

AUTHORIZATION:

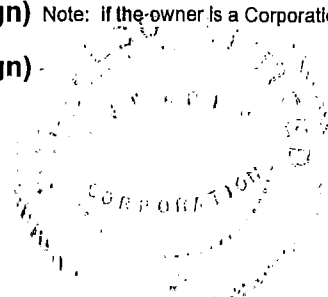
TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

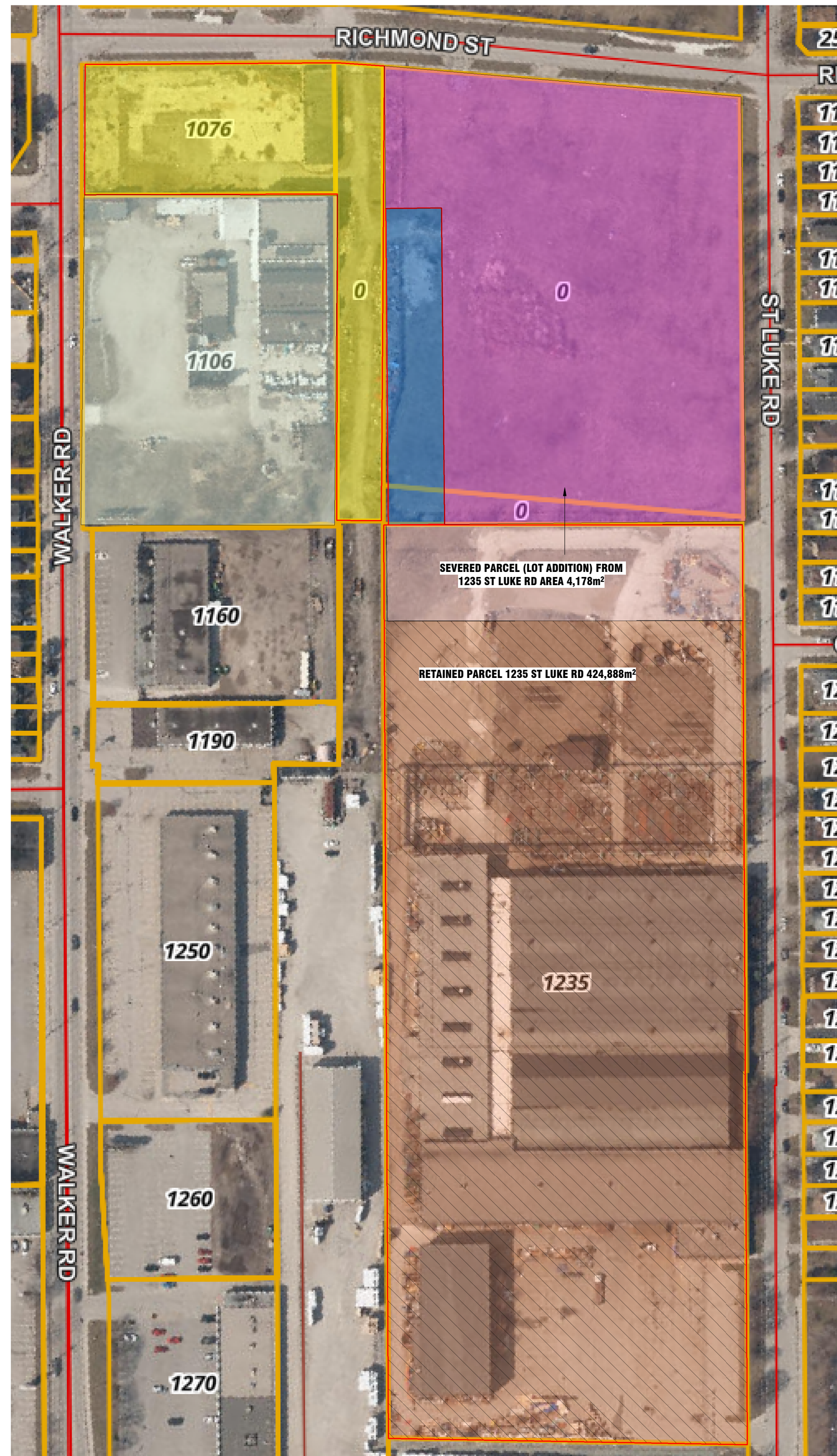
DATE: December 2, 2024.

I (We) (Owners of the subject lands) Yongliang Zhang
of the (municipality where you reside) City of Rochester, hereby authorize
and instruct (agent(s)) Pillon Abbs Inc. to submit an application to the
Committee of Adjustment in respect to (municipal address or legal description) 1235 St Luke Road

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)





SITE KEY PLAN
SCALE: 1" = 100'-0"



LOT ADDITION #2
SCALE: 1" = 40'-0"

OTHER CONSULTANTS

NO.	DESCRIPTION	DATE
1	PRE CONSULTATION #1	2014-10-08

SUBMISSION RECORD

NO.	DESCRIPTION	DATE
1	PRE CONSULTATION #1	2014-10-08

NO.	DESCRIPTION	DATE
1	REVISIONS	

NO.	DESCRIPTION	DATE
1	REVISIONS	

Drawn by:	RY	<input checked="" type="checkbox"/> PRELIMINARY
Checked by:	Chadler	<input type="checkbox"/> CONSTRUCTION
Approved by:	Approve	<input type="checkbox"/> RECORD

PROJECT FILE
WALKER ROAD DEVELOPMENT
PAWAN KISHOR
WALKER & RICHMOND, WINDSOR, ONTARIO

JOB NUMBER
CONCEPT PLAN - PARCEL AREAS - LOT ADDITION 2

SHEET NUMBER
22-070

SK1.4

P:\2023\940122-070 - Walker Road Development\940122-070_Plan\940122-070_Concept_Plan_SK1.4.dwg