

## Notice of Public Hearing – Committee of Adjustment Application

File # A-029/25 & B-023/25

DEFERRED ITEM -

### Electronic hearing:

By videoconference on October 2, 2025 at 3:30 PM

### Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on June 25, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

## APPLICANT AND PROPERTY INFORMATION

**LEGAL DESCRIPTION:** PLAN 1160; LOTS 46 & 47; PT ALLEY; RP 12R29200; PART 1

<b>OFFICIAL PLAN DESIGNATION</b>	<b>ZONING OF SUBJECT LAND(S)</b>
Residential	Residential RD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<b>Owner Name:</b> MARCEL HUOT & JODY HUOT  <b>Applicant Name:</b> DAVID RODRIGUEZ		2793 PILLETTE RD

## PURPOSE OF APPLICATION

**Minor Variance** - Proposed single unit dwelling with increased maximum encroachment of an Architectural feature into a required side yard (north side) and reduced minimum north side yard width for retained parcel and reduced minimum lot width for severed parcel, seeking the following relief

**Consent (Severance)** - Consent to create a new lot

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	Table 5.30.10	Maximum Encroachment of an Architectural Feature into a required side yard of less than 1.20 m in width (north required side yard) (Retained Parcel)	0.30 m	<b>0.62 m</b> <b>NO CHANGE</b>
Zoning By-law 8600	10.2.5.1	Minimum Lot Width (Severed Parcel)	12.0 m	<b>10.8 m</b> <b>(previously 11.2 m)</b>

Zoning By-law 8600	10.2.5.7	Minimum North Side Yard Width (Retained Parcel)	1.20 m	<b>1.00 m</b> <b>(previously</b> <b>0.64 m)</b>
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**How do I participate if I have comments or concern**

**Submit written comments**

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

**Participate in the hearing by videoconference (Microsoft Teams)**

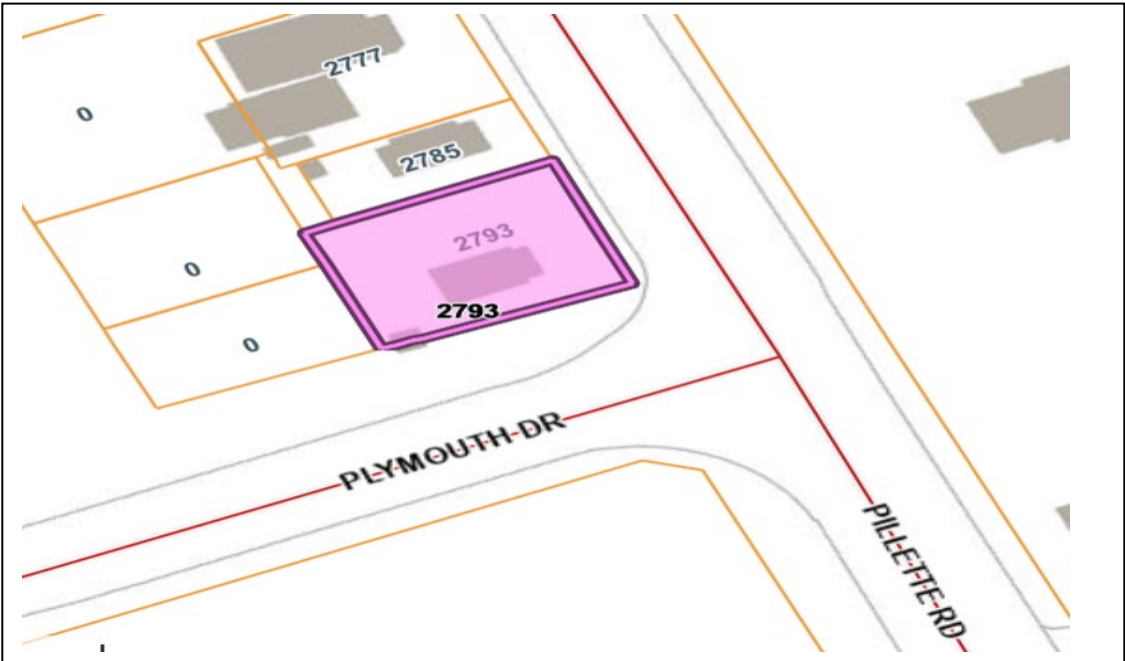
**Two ways to register:** 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

**Applicant(s)** – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

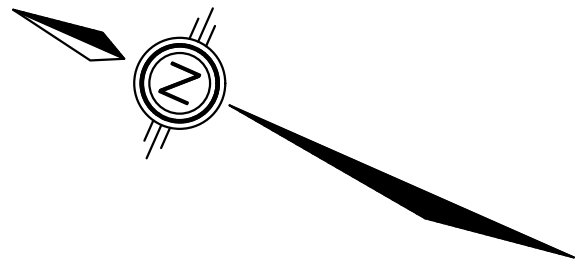
**Notice of Decision**

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer ([jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

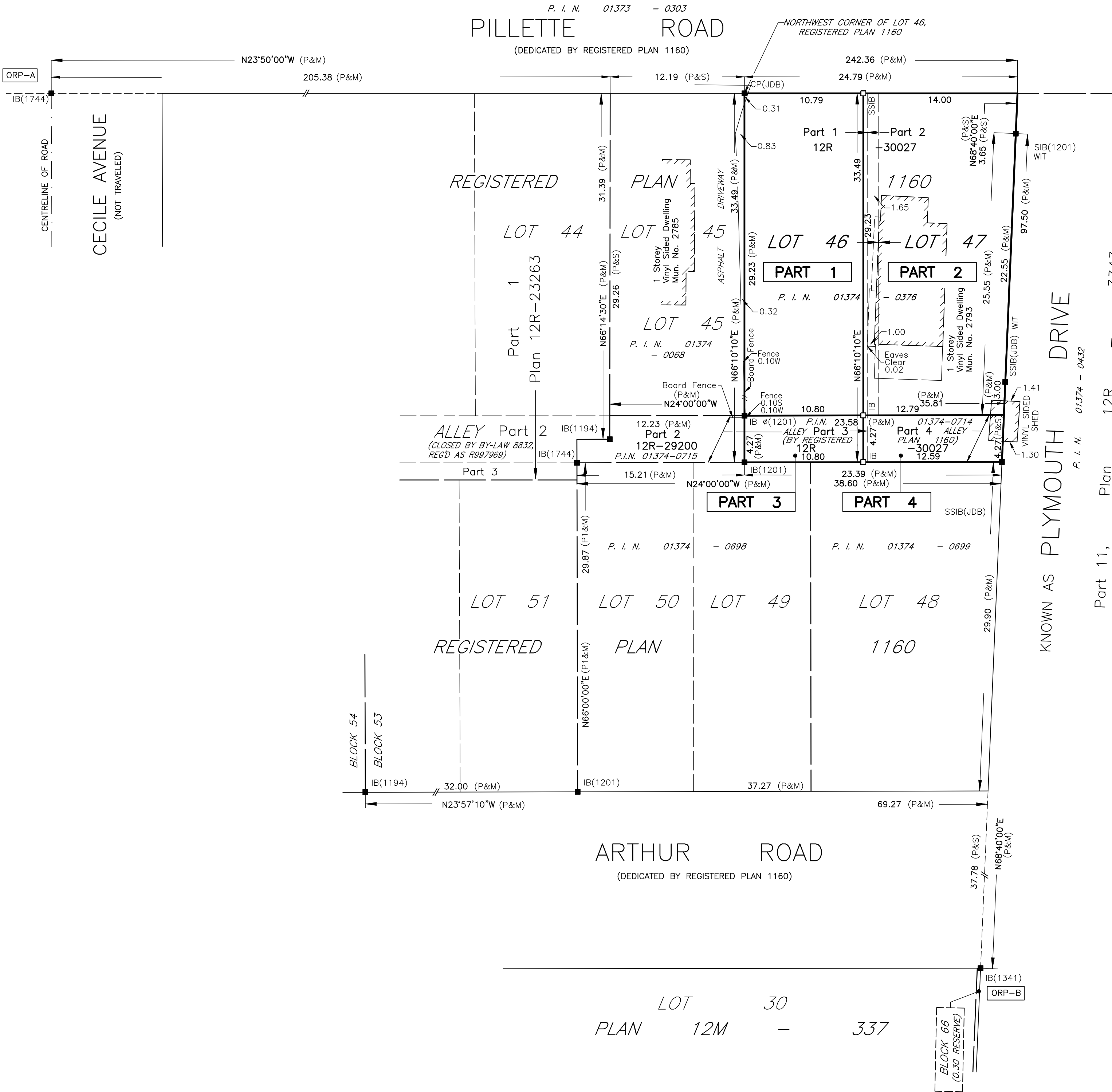
**KEY MAP:**



Contact Information:  
 Jessica Watson  
 Secretary-Treasurer  
 Committee of Adjustment  
 Suite 320, 350 City Hall Square West  
 Windsor, ON N9A6S1  
 Phone: 519-255-6543 ext. 6450 or 6436  
[COAdjustment@citywindsor.ca](mailto:COAdjustment@citywindsor.ca)



PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 46	REGISTERED PLAN 1160	ALL OF 01374-0372	315.6 Sq.M
2	PART OF LOT 46 LOT 47			390.1 Sq.M
3	PART OF ALLEY		ALL OF 01374-0714	46.1 Sq.M
4				55.0 Sq.M



PLAN OF SURVEY  
OF  
LOTS 46 & 47 and  
PART OF ALLEY,  
REGISTERED PLAN 1160  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX  
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 609mm IN WIDTH BY 609mm 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) O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	4684906.42	338171.35
ORP-B	4684647.81	338175.08
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 251.86 (GROUND), N05°26'50"W.

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) NAD 83 (CSRS) (2010.0).  
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946.  
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.  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET  
SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
PB DENOTES PLASTIC BAR  
WIT DENOTES WITNESS  
M DENOTES MEASURED  
(P) DENOTES PLAN 12R-30027  
(JDB) DENOTES J.D. BARNES LIMITED  
(1744) DENOTES VERHAEGEN LAND SURVEYORS  
(1341) DENOTES RICHARD W. MURRAY, O.L.S.  
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.  
(1194) DENOTES JOHN B. SMEETON, O.L.S.  
N=NORTH; S=SOUTH; W=WEST; E=EAST  
S DENOTES SET  
⊥ DENOTES PERPENDICULAR  
ORP DENOTES OBSERVED REFERENCE POINT

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 22nd DAY OF JANUARY, 2025.  
DATE JUNE 10th, 2025  
ALEC S. MANTHA  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

**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

DRAWN BY:  
BJ

CHECKED BY:  
AM

REFERENCE NO.:  
22-47-428-02A

CAD File: 22-47-428-02A.dwg  
CAD Date: June 12, 2025 10:32 AM

File:  
E-1160-4

64cm x 0.4 24.0m<sup>2</sup>  
64cm x 24.0m<sup>2</sup> (4.3 ft<sup>2</sup>)