

CITY OF WINDSOR

File: A-036/25
Refer to File B-031/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing 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 April 23, 2025.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner: YAFEI CORPORATION Location: 3376 BYNG RD

Legal Description: PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY Zoning: Residential RD1.1

Official Plan: Residential

Explanation: Creation of a new lot with reduced minimum side yard width for the retained lot, and reduced minimum lot width and lot area for the severed lot, thereby requesting the following relief:

Section 10.1.5.7 Minimum Side Yard Width – (Retained Lot)

By Law Requirements	Proposed
1.20 m	1.00 m

Section 10.15.1 Minimum Lot Width – (Severed Lot)

By Law Requirements	Proposed
15.0 m	10.7 m

Section 10.1.5.7 Minimum Lot Area – (Severed Lot)

By Law Requirements	Proposed
450.0 m²	380.3 m²

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: May 8, 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. 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: April 24, 2025

Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

1	Application Information																
	Name of ALL Owners Yafei Corporation		Contact No. 519 561 6889	Business Telephone No.													
	Address 64 Cranarch Hts SE Calgary, AB		Postal Code T3M 0V6														
	E-Mail Address: ypeitang@gmail.com																
	Name of Contact Person/Agent (if different than owner) Katherine Zhang		Contact No. 2262601837	Business Telephone No. 519 561 6889													
	Address 6-2557 Dougall Ave Windsor, ON E-Mail Address: info@katherinezhang.ca		Postal Code N8X 1T5	Fax No. 519 561 6882													
	PAYMENT CONTACT INFORMATION ONLY:																
Name: Katherine Zhang																	
Contact No: 519 561 6889																	
2	Date application submitted to the City of Windsor. April 14, 2025																
3	Present Official Plan Provisions applying to the land: Residential																
4	Present Zoning By-law provisions applying to the land: 8600 10.1 RESIDENTIAL DISTRICT 1.1 (RD1.1)																
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) See attached Schedule "A".																
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) See attached Schedule "A".																
7	Legal Description of the Subject Land(s)																
	Municipality City of Windsor	Street Name Byng Road	Street Address Vacant Land known as Lot 1304 (Parts 3 & 4, Plan 12R-29493) , Byng Road														
	Concession Number(s)	Registered/reference Plan No. Plan 1126 (Lot) and Plan 12R-29493 (Parts)	Lot/Part No.(s) Parts 3 & 4, Plan 12R-29493 (being Part of Lot 1304, Plan 1126 and Part of Alley, Plan 1126)														
	Parcel No.	01346-0469 (LT) / To be assigned upon severance completion and split from parent PIN 01346-0469															
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE																
	Lot Frontage/Width ~10.67 m	Depth ~35.54 m, excluding alley	Lot Area ~ 380.3m²														
9	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 _____	<table><tr><td>Yes</td><td>No</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	<table><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
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11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	<table><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
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12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<div><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></div> <div><input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></div>
13	The existing uses of the subject land: VACANT LOT NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).		
14	The proposed uses of the subject land: Residential		
15	Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.		
16	Date the subject land was acquired by the current owner. 2016/01/14		<input type="checkbox"/> Unknown
17	The date the existing buildings or structures on the subject land were constructed. N/A because this is a vacant lot		<input checked="" type="checkbox"/> Unknown
18	The length of time that the existing uses of the subject land have continued. N/A because this is a vacant lot		<input type="checkbox"/> Unknown
19	If known, whether the subject land has ever been the subject of an application under section 45 of the Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <div>See attached Schedule "A"</div>		
20	If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If yes, the status of the application: Approved with condition for unrelated driveway in B-006-24		
21	Applications submitted without the noted requirements will be considered incomplete and will be returned. <u>Minimum Standards for Drawings:</u> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its: a) The boundaries and dimensions of the subject land. b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines. c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank. d) The current uses on land that is adjacent to the subject land. e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way. f) If access to the subject land is by water only, the location of the parking and docking facilities to be used. g) The location and nature of any easement affecting the subject land. The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Included <div><div></div><div>X</div><div></div><div>X</div><div>X</div><div>X</div><div>N/A</div></div>	Not Applicable <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>

Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE SHW-1000 NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST (LONGITUDE) HADLEY (UTM) (2013.0)

COORDINATE VALUES ARE TO AN UNKNOWN ACCURACY IN ACCORDANCE WITH SECTION 14(2) GPS 254/13


POINT ID	NORTHING	EASTING
GRP-A	15361808.853	11048022.8
GRP-B	15362461.779	1106005.457

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-CONSTRUCT

AREAS SHOWN ON THIS PLAN
ARE IN SQUARE FEET AND CAN
BE CONVERTED TO SQUARE
METRES BY DIVIDING BY
10.76391.

PARTS SCHEDULE				PARTS SCHEDULE			
PART	LOT	PLAN	PIN	QTY	LOT	PLAN	PIN
1	PART OF LOT 1304	RECEIVED PLAN 1128	PART OF (1346-0463)3	2015.3	5	PART OF ALLEY	PART OF (1346-0463)5
2	PART OF LOT 1304		PART OF (1346-0463)3	2020.1	6	PART OF ALLEY	PART OF (1346-0463)5
3	ALL OF LOT 1304		PART OF (1346-0463)3	2043.8	7	PART OF LOT 1305	PART OF (1346-0463)5
4	PART OF ALLEY		PART OF (1346-0463)3	245.1	8	PART OF LOT 1305	PART OF (1346-0463)5

PAGES 1 TO 8 (INCLUSIVE) COMPREHEND ALL OF P.A.M. 01340-0453(A)
PAGES 4 TO 8 (INCLUSIVE) RELATE TO R1273571C & R1273572C

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT
DATE: AUGUST 18, 2023

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

PLAN 12R - 29493
RECEIVED AND DEPOSITED
DATE: 2023/09/11
Hezekiah David
REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF ESSEX No. (12)

PLAN OF SURVEY

OF
LOTS 1304, 1305, 1306 and PART
OF ALLEY (CLOSED BY R1242331)
ON
REGISTERED PLAN 1126
(IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH EAST)
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX

SCALE : 1"=20'



BEARING REFERENCE

A CLOCKWISE ROTATION OF 127.21° MUST BE APPLIED TO REGISTERED PLAN 1126 FOR COMPARISON

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

DISTANCES

DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE
CONVERSION SCALE FACTOR OF 0.999608573

LEGEND

[illegible]

SURVIVOR'S CERTIFICATE

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.

DATE: AUGUST 18, 2023

BESS J. SUPERANO
CHICAGO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2205717

**Total
Tech
Surveying Inc.**

341 Todd St. N.
Units 2 & 3
Essex, ON N2M 2A3
(519) 776-9897