

MISSION STATEMENT:

“Our City is built on relationships - between citizens and their government, businesses and public institutions, city, and region - all interconnected, mutually supportive, and focused on the brightest future we can create together.”

Author’s Name: Brian Nagata	Committee Meeting Date: April 24, 2025
Author’s Phone: (519) 255-6543 ext. 6181	Report Date: March 19, 2025
Author’s E-mail: bnagata@citywindsor.ca	File No.: B-023/25

To: Committee of Adjustment
Subject Application: Consent
Applicant/Owner: Marcel & Jody Huot
Agent: David Rodriguez
Location: 2793 Pillette Road
Legal Description: Lots 46 & 47 and Part of Closed Alley, Plan 1160; Part 1, Reference Plan 12R-29200

1. RECOMMENDATION:

- I. That the application of Marcel & Jody Huot for Consent for the purpose of creating a new lot shown as Parts 1 & 3 on the Draft Reference Plan provided with this application, **BE GRANTED** with the following conditions:
- The granting of Minor Variance application A-029/25 by the Committee of Adjustment, submitted concurrently with this Consent application.
 - The Owner shall gratuitously convey to the Corporation, a 6.1 metre x 6.1 metre corner cut-off at the intersection of Pillette Road and Plymouth Drive to the satisfaction of the City Engineer.
 - The Owner shall submit a site servicing plan to identify the services on the subject lands to the satisfaction of the City Engineer.

2. REQUESTED SEVERANCE:

The conveyance of part of the subject lands, said lands having a frontage of 11.2 metres on Pillette Road with an overall depth of 33.5 metres and being shown as Parts 1 and 3 on the Draft Reference Plan submitted with this application, for the purpose of creating a new lot.

3. PLANNING ANALYSIS:

The subject property is located within the Residential land use designation on *Schedule D - Land Use Plan* to the *City of Windsor Official Plan* (the Official Plan) and Residential District 1.2 (RD1.2) zoning district per the *City of Windsor Zoning By-law 8600* (Zoning By-law 8600).

The subject property is legally described as Lots 46 & 47 and Part of Closed Alley, Plan 1160; Part 1, Reference Plan 12R-29200, and known municipally as 2793 Pillette Road. The subject property contains a one storey single unit dwelling.

The applicant is proposing to create two new lots, with the intention of developing the vacant severed parcel with a single unit dwelling and maintaining the existing single unit dwelling on the retained parcel.

This application was submitted concurrently with a Minor Variance application (File No. A-029/25) to request an increase in the maximum encroachment of an architectural feature into a required side yard of less than 1.20 metres in width (retained parcel), and a reduction in minimum required lot width (severed parcel) and north side yard width (retained parcel).

PLANNING ACT

Subsection 53(1) of the *Planning Act* gives council the authority to grant consent if satisfied that a plan of subdivision of land is not necessary for the proper and orderly development of the municipality. Council for the Corporation of the City of Windsor has delegated its consent authority to the Committee of Adjustment of the City of Windsor.

Subsection 53(12) of the *Planning Act* says that in determining whether a provisional consent is to be given, council shall have regard to the matters under subsection 51(24) of the *Planning Act*.

COMMENT:

1. A Plan of Subdivision is not necessary for the proper and orderly development of the municipality.
2. This consent has regard to the appropriate criteria under Subsection 51(24) of the *Planning Act*.

PROVINCIAL PLANNING STATEMENT, 2024 (PPS)

COMMENT:

1. The PPS was reviewed, and the consent is consistent with the policy direction of the PPS.

OFFICIAL PLAN

Relevant excerpts from Volume I of the Official Plan are attached as Appendix A. The following policies from these excerpts are considered relevant in discussing the Consent applications conformity with the Official Plan.

Volume I

Chapter 11 - Tools:

11.4 Subdivisions and Consents

11.4.3 Consent Policies

Appropriate Reasons for Consents

Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances; (Policy 11.4.3.2)

- (a) *Small scale Infilling or intensification for development that is compatible with the neighbourhood;*
 - This Consent represents small scale intensification that is compatible with the neighbourhood.
 - Residential properties on the west side of the 2700 Block of Pillette Road were analyzed to determine this Consent's compatibility with the neighbourhood.
 - Residential properties on the east side of the 2700 Block of Pillette Road were excluded from this exercise due to the significant contrast in lot area, lot width and use from the single unit dwelling lots on the west side.
 - Inclusion of these properties will skew the findings, making the analysis ineffective for determining this Consent's compatibility with the neighbourhood.
 - The findings of this analysis are described through the responses to Provisions (d) and (e) of the Evaluation Criteria Consent Policy (Policy 11.4.3.6) herein.
 - The data collected through this analysis is included in the table attached hereto as Appendix D.

Conform with Permitted Uses

Consents shall only be granted for the creation of lots which comply with the Official Plan and Zoning By-law. (Policy 11.4.3.3)

- The subject property is designated Residential in the Official Plan, and the proposed Consent maintains the same use and conforms to the associated objectives and policies.
- The non-compliances with Zoning By-law 8600 resulting from this Consent application will be resolved if the aforementioned Minor Variance application is granted concurrently with this application.

Access to a Public Highway

Consents shall only be granted for lots that will have access to a public road that meets municipal standards for construction. Where the abutting road requires improvement, the City may require the land owner to contribute to the improvement costs. (Policy 11.4.3.4)

- The severed parcel has access to Pillette Road.
 - A driveway for the severed parcel must be located a minimum of 12.2 metres from the bus stop adjacent to the retained parcel.
- The retained parcel has a through driveway with an approach off Pillette Road and Plymouth Drive.

Municipal Services

All new lots created by consent shall be serviced by municipal sanitary sewer and water services and provide for stormwater management. (Policy 11.4.3.5)

- There is a 200 millimetre ductile iron concrete lined (DICL) water line within the Pillette Road right-of-way available to service the severed parcel.
- There is a 250 millimetre Polyvinylchloride (PVC) sanitary sewer within the Pillette Road right-of-way available to service the severed parcel.
- There is a 300 millimetre concrete storm sewer within the Pillette Road right-of-way available to service the severed parcel.
 - The completion of a Lot Grading Plan including a stormwater management system by an Ontario Land Surveyor is a prerequisite to the issuance of a Building Permit for a new single unit dwelling.
 - The installation of the stormwater management system is a condition of the aforesaid Building Permit.

Evaluation Criteria

Without limiting the relevant provisions of the *Planning Act*, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; (Policy 11.4.3.6)

- (a) Provincial legislation, provincial policies and applicable provincial guidelines;

- This Consent adheres to applicable Provincial legislation, policies and guidelines.
- (b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines;
 - This Consent adheres to the applicable policies of Volume I of the Official Plan as described herein.
 - This Consent is not subject to any policies of Volume II of the Official Plan.
- (c) Conformity with the recommendations of any support studies prepared as part of the application;
 - No support studies were required to be submitted with this Consent application.
- (d) The continuation of an orderly development pattern and the lot pattern in the neighbourhood;
 - The analysis of the neighbourhood found it to have a diverse development pattern and lot pattern resulting from a buildout occurring over a period of seven (7) decades.
 - The neighbourhood includes single unit dwellings of various sizes and architectural styles, reflective of their time of construction ranging from 1930 to 1991.
 - The lot widths of properties within the neighbourhood range from approximately 10.7 metres to 57.9 metres, with an average of 21.3 metres.
 - The severed and retained parcels will have lot widths of 11.2 metres and 13.6 metres respectively.
 - The lot areas of properties within the neighbourhood range from approximately 355.7 m² to 3,704.6 m², with an average of 831.5 m².
 - The severed and retained parcels will have lot areas of 373.5 m² and 392.0 m² respectively.
- (e) Impact of the development on adjacent properties and the lot pattern and density in the community; and
 - This Consent will not have an impact on the development on adjacent properties.
 - The density of properties within the neighbourhood ranges from approximately 2.7 units per hectare (uph) to 28.1 uph, with an average of 18.3 uph.
 - The severed and retained parcels will have densities of 26.8 uph and 25.5 uph respectively.

- (f) The requirements or comments of Municipal departments and public agencies or authorities.
 - The comments of Municipal departments were taken into consideration in the preparation of this report.

ZONING BY-LAW 8600:

The subject lands are zoned RD1.2 by Zoning By-law 8600.

COMMENT:

1. The non-compliances with Zoning By-law 8600 resulting from this Consent application will be resolved if the aforementioned Minor Variance application is granted concurrently with this application.

4. COMMENTS RECEIVED

Comments received from City Departments, external agencies and/or members of the public on this application were taken into consideration when preparing this report. A record of the comments is included as Appendix “C” herein.

The Engineering - R.O.W. Department and Transportation Planning Department, through their comments herein, requested that as a condition of Consent the owner gratuitously convey to the Corporation, a 6.1 metre x 6.1 metre corner cut-off at the intersection of Pillette Road and Plymouth Drive to the satisfaction of the City Engineer.

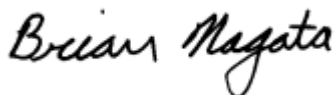
The Engineering - R.O.W. Department, through their comments herein, further requested that as a condition of Consent the owner submit a site servicing plan to identify the services on the subject lands to the satisfaction of the City Engineer.

5. PLANNER’S OPINION:

The requested Consent complies with the Official Plan and Zoning By-law 8600 and represents good planning for the reasons noted herein.

Therefore, it is recommended that conditional approval **BE GRANTED** for the applicant’s requested Consent. The final approval of the said Consent will occur after the applicant has fulfilled the conditions of Consent to the satisfaction of the Secretary Treasurer of the Committee of Adjustment, obtained a Certificate of Consent from the Secretary Treasurer of the Committee of Adjustment and executed the transaction in respect of which the Consent was given for.

Brian Nagata, MCIP, RPP, B.A.A., Dipl.URPI
Planner II - Development Review



I concur with the above comments and opinion of the Planner II.

Greg Atkinson, MCIP, RPP
Deputy City Planner



CONTACT:

Name:	Brian Nagata	Fax:	(519) 255-6544
Phone:	(519) 255-6543 ext. 6181	Email:	bnagata@citywindsor.ca

APPENDICES:

- Appendix "A" - Excerpts from the Official Plan - Volume I
- Appendix "B" - Excerpts from the Zoning By-law 8600
- Appendix "C" - Comments received by the Secretary Treasurer of the Committee of Adjustment
- Appendix "D" - Neighbourhood Analysis of west side of 2700 Block of Pillette Road

APPENDIX A

Excerpts from the Official Plan - Volume I

11 Tools

This chapter was amended as part of Official Plan Amendments #84 as part of a 5 - year review of the Official Plan. Official Plan Amendment #84 was approved by the Ministry of Municipal Affairs and Housing on 07/09/2012.

11.4 Subdivisions and Consents

Land may be divided through the subdivision or consent process in accordance with the *Planning Act*. Both of these processes influence the pattern of development within a city including the desired street and lot layout, the location of parks and community facilities and the provision of infrastructure necessary for development.

11.4.3 Consent Policies

(Added by OPA #179– September 09, 2024– By law 138-2024)

*COMMITTEE OF
ADJUSTMENT*

11.4.3.1 Council has delegated by by-law the authority to grant consents to the Committee of Adjustment.

*APPROPRIATE
REASONS FOR
CONSENTS*

11.4.3.2 Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances;

- a) Small scale Infilling or intensification for development that is compatible with the neighbourhood;
- b) Lot line adjustments;
- c) An entire parcel is being developed and there are no remaining lands;
- d) There is no need to extend or improve municipal services outside of the subject lands;
- e) Where there is no phasing of the development; and.
- f) Where parkland dedication may be cash-in-lieu.

*CONFORM WITH
PERMITTED
USES*

11.4.3.3 Consents shall only be granted for the creation of lots which comply with the Official Plan and Zoning By-law.

<i>ACCESS TO A PUBLIC HIGHWAY</i>	11.4.3.4	Consents shall only be granted for lots that will have access to a public road that meets municipal standards for construction. Where the abutting road requires improvement, the City may require the land owner to contribute to the improvement costs.
<i>MUNICIPAL SERVICES</i>	11.4.3.5	All new lots created by consent shall be serviced by municipal sanitary sewer and water services and provide for stormwater management.
<i>EVALUATION CRITERIA</i>	11.4.3.6	<p>Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including;</p> <ul style="list-style-type: none"> a) Provincial legislation, provincial policies and applicable provincial guidelines; b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines; c) Conformity with the recommendations of any support studies prepared as part of the application; d) The continuation of an orderly development pattern and the lot pattern in the neighbourhood. e) Impact of the development on adjacent properties and the lot pattern and density in the community; and f) The requirements or comments of Municipal departments and public agencies or authorities.
<i>CONDITIONS OF APPROVAL</i>	11.4.3.7	<p>The approval authority may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a) The fulfillment of any financial requirement to the City; b) The conveyance of lands for public open space purposes or payments-in-lieu thereof in accordance with the Open Space policies of this Plan; c) The conveyance of lands for public highways or widenings as may be required; d) The conveyance of appropriate easements; e) The provision of municipal infrastructure or other services;

- f) The completion of a development or servicing agreement with the City if required; and
- g) Other such matters as the approval authority considers necessary and/or appropriate.

APPENDIX B

Excerpts from the Zoning By-law 8600

SECTION 10 - RESIDENTIAL DISTRICTS 1. (RD1.)

(B/L 10358 Jul 16/1990; B/L 11093 Jul 20/1992; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233; B/L 370-2001 Nov 15/2001; B/L 363-2002 Dec 31/2002; B/L 220-2002, Feb 24/2003; B/L 10-2004 OMB Order PL040143, File No. R040023, Decision/Order No. 0055, Issued Jan 12/2005 B/L 114-2016 Sep 19/2016); B/L 164-2017, Dec. 7/2017 [ZNG/5270]; B/L 95-2019, Sept. 27/2019; B/L 101-2022 Jul 11/2022; B/L 52-2024 Apr 22/2024)

10.2 RESIDENTIAL DISTRICT 1.2 (RD1.2)

10.2.1 PERMITTED USES

Existing Duplex Dwelling

Existing Semi-Detached Dwelling

One Single Unit Dwelling

Any use accessory to the preceding uses

10.2.5 PROVISIONS

	Duplex Dwelling	Semi-Detached Dwelling	Single Unit Dwelling
.1 Lot Width – minimum	9.0 m	15.0 m	12.0 m
.2 Lot Area – minimum	360.0 m ²	450.0 m ²	360.0 m ²
.3 Lot Coverage – maximum	45.0%	45.0%	45.0%
.4 Main Building Height – maximum	9.0 m	9.0 m	9.0 m
.5 Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m
.6 Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m
.7 Side Yard Width – minimum	1.20 m	1.20 m	1.20 m
.8 Gross Floor Area – main building – maximum	400 m ²	400 m ²	400 m ²

(B/L 101-2022 Jul 11/2022; B/L 52-2024 Apr 22/2024)

SECTION 5 - GENERAL PROVISIONS

(B/L 274-1998 Oct 2/1998; B/L 31-2013 Mar 28/2013; B/L 117-2016 Dec 28/2016; B/L 177-2016 Dec 28/2016; B/L 95-2019 Sep 27/2019; B/L 52-2024 Apr 22/2024)

5.30 ENCROACHMENT INTO A YARD

5.30.1 Unless otherwise specified in Table 5.30.10, an encroachment is permitted into any *yard* not *required* by this By-law subject to the minimum separation provisions in Table 5.30.10 and any other applicable provisions in this By-law for that encroachment.

Example: A homeowner wants to build a *deck* with a height of 1.30 metres in their *rear yard*. The *dwelling* is zoned RD1.1, which requires a minimum *rear yard* depth of 7.50 metres. Therefore, the *required rear yard* is 7.50 metres measured from the *rear lot line*.

The nearest wall of the *dwelling* is located 11.0 metres from the *rear lot line*. A *deck* is permitted within this 3.50 metre deep *rear yard* area subject to the minimum separation provisions for that encroachment and any applicable provisions such as *lot coverage*.

Per Table 5.30.10.37, that *deck* may extend a further 2.50 metres into the *required rear yard* subject to the minimum separation provisions and any other applicable provisions, creating a *deck* with a maximum depth of 6.0 metres in the *rear yard*.

5.30.5 Notwithstanding the provisions of Section 5.30:

- .1 An encroachment, except for a *building* projection located a minimum of 3.0 metres above the *ground*, is prohibited into a *access area*, *driveway*, *parking area* or *parking space*.
- .3 If a *required yard* is not specified in Table 5.30.10, the encroachment is prohibited within that unspecified *required yard*.
- .5 If a *lot line* is not specified in Table 5.30.10, no separation is required from that unspecified *lot line*.
- .7 If an existing *yard* depth or existing *yard* width is less than that required by this by-law, the maximum encroachment into that *yard* shall be measured from the closest wall of the *main building* facing that *yard*. [ZNG/5389]
- .9 For a *dwelling unit* in a *townhome dwelling* where an encroachment identified in clauses .25, .36 and .90 in Table 5.30.10 is located within a *rear yard* or a *side yard*, a minimum separation from an interior *side lot line* is not required. [ZNG/5389]

(ADDED by B/L 95-2018, Aug. 21/2018)

(ADDED by B/L 95-2018, Aug. 21/2018)

5.30.10 The permitted encroachments are listed in Table 5.30.10:

TABLE 5.30.10 – ENCROACHMENT INTO A YARD				
Type of Encroachment	Maximum Encroachment Into		Minimum Separation From	
	<i>Yard</i>	Metres	<i>Lot Line</i>	Metres
.1 <i>Architectural Feature</i> into a <i>required yard</i> of less than 1.20 metres in width or depth	Any <i>required yard</i>	0.30 m	<i>n/a</i>	<i>n/a</i>

TABLE 5.30.10 – ENCROACHMENT INTO A YARD				
Type of Encroachment	Maximum Encroachment Into		Minimum Separation From	
	<i>Yard</i>	Metres	<i>Lot Line</i>	Metres
.2 <i>Architectural Feature</i> into a <i>required yard</i> of 1.20 metres or more in width or depth	<i>Any required yard</i>	0.60 m	<i>n/a</i>	<i>n/a</i>

APPENDIX C

Comments received by the Secretary Treasurer of the Committee of Adjustment

ENGINEERING - R.O.W.

A site servicing drawing is required to determine the location of existing services, as individual connections are required for each lot. New driveway on the new lot must be 40 feet away from the bus stop. It should be noted that the existing driveway on Pillette Rd is not legal but will require no action at this time.

This department has no objections to the proposed application, subject to the following condition:

1. Provide Site Servicing drawings for the overall property, outlining all existing services.
2. Provide sanitary, storm and water service fronting retained lot and newly created lot to the satisfaction of the City Engineer.
3. Abandon any existing redundant services as per BP1.3.3 and to the satisfaction of the City Engineer.
4. Obtain Right-of-Way permits for any work within the right-of-way
5. A Corner Cut off is required. The owner is to gratuitously convey a [6.1 m x 6.1m (20' x 20')], corner cut-off at the intersection of Pillette Rd and Plymouth Dr in accordance with City of Windsor Standard Drawing AS-230.

[Thomas Huynh - Technologist I]

ESSEX REGION CONSERVATION AREA (ERCA)

No comments provided

FORESTRY

Forestry has no further concerns at this time with the creation of a new lot.

[Marc Edwards - Forestry Supervisor]

NATURAL AREAS

No concerns with new lot.

Future developments must regard the General Protection for Natural Heritage section below this table.

General Protection for Natural Heritage:

1. Should Species at Risk or their habitat be found at any time on or adjacent to the site, cease activity immediately and contact MECP at SAROntario@ontario.ca for recommendations on next steps to prevent contravention of the Endangered Species Act (2007). The City of Windsor SAR hotline (519-816-5352) can also be used for relevant questions and concerns.
2. For a list of Species at Risk and other provincially tracked species with potential to be around the site, use the Natural Heritage Information Centre (NHIC) Make A Map tool, found at

https://www.liaapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA

3. If trees or other vegetation (i.e., shrubs and unmaintained grasses) on/adjacent to the site are to be removed, damaged, or disturbed during the breeding bird season (April 1 – August 31), then sweeps for nesting birds should be conducted to prevent contravention of Migratory Bird Regulations (2022), the Migratory Birds Convention Act (1992), and section 7 of the Fish and Wildlife Conservation Act (1997). Visit <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html> for more information.
4. Beaver dams and dens of fur-bearing mammals are protected under section 8 of the Fish and Wildlife Conservation Act (1997) and are not to be damaged or destroyed without the proper authorization and/or license.
5. The City of Windsor is a Bird Friendly City. Bird Friendly Design is encouraged. Bird Friendly Design Guidelines are available from the City of Toronto (<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/>).

[Karen Alexander - Naturalist & Outreach Coord.]

PARKS DEVELOPMENT

No Comments

[Hoda Kameli - Landscape Architect]

PLANNING DEPARTMENT - HERITAGE

The subject property is located within the Archaeological Potential Zone (as per the recently adopted Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). However, the subject property is not within an Archaeologically Sensitive Area (ASA). Thus, an archaeological assessment is not requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Building Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:

Windsor Planning & Building Department:

519-255-6543 x6179, ttang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):

Michelle Staaedegaard, (O) 519-253-2300x2726, (C) 519-816-0711, mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Government & Consumer Services

A/Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, 1-416-212-7499, Crystal.Forrest@ontario.ca

[Sophia Di Blasi - Planner II - Research & Policy Support]

PLANNING DEPARTMENT - ZONING COORDINATOR

Required Minor Variances:

1. Maximum Encroachment of an Architectural Feature into a Required Yard of less than 1.20 metres in width (Section .1 of Table 5.30.10) (Retained Parcel):
 - a. 0.30 metres - north required side yard (Required)
 - b. 0.62 metres - north required side yard (Provided)
2. Minimum Lot Width (Section 10.2.5.1) (Severed Parcel):
 - a. 12.0 metres (Required)
 - b. 11.2 metres (Provided)
3. Minimum Side Yard Width (Section 10.2.5.7) (Retained Parcel):
 - a. 1.20 metres (Required)
 - b. 0.64 metres (Provided)

[Brian Nagata - Planner II - Development Review]*

***Zoning Coordinator who completed the initial zoning review is no longer employed with the City of Windsor.**

TRANSIT WINDSOR

The bus would be 40 feet from the actual bus stop sign. The bigger issue would be the front to rear doors which is 30 feet. We have bus stops that are in front of residential driveways across the City where we can't avoid it. If this driveway could be at the far north of the property that would be beneficial.

[Jason Scott - Manager of Transit Planning]

TRANSPORTATION PLANNING

6.1 m x 6.1 m corner cut off is required at Pillette Rd and Plymouth Dr.

Pillette Rd driveway off the retained lot is subjected to closure in appropriate time.

The distance of the driveway of the severed lot to Pillette Rd and Plymouth Dr must be maximized.

All parking must comply with ZBL 8600.

[Elara Mehrilou - Transportation Planner I]

WINDSOR POLICE SERVICES

The Windsor Police Service has no concerns or objections with any of the applications listed in this agenda. In reviewing them, all are relatively minor in terms of their potential impact to public safety and security. None of the applications to be considered are therefore anticipated to create outcomes that will negatively impact the ability of the Windsor Police Service to provide proper and adequate response to incidents and other service delivery requirements.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX D

Neighbourhood Analysis of west side of 2700 Block of Pillette Road

Address	Use	Main Building Construction Date	Lot Width (m) (Approximate)	Lot Area (m2) (Approximate)	Density (uph)
2703 Pillette Road	Single Unit Dwelling	1945	12.2	388.2	25.8
2707 Pillette Road	Single Unit Dwelling	1953	57.9	3,704.6	2.7
2719 Pillette Road	Single Unit Dwelling	1991	16.8	532.2	18.8
2721 Pillette Road	Single Unit Dwelling	1955	24.4	720.8	13.9
2731 Pillette Road	Single Unit Dwelling	1948	12.2	359.8	27.8
2737 Pillette Road	Single Unit Dwelling	1973	24.4	770.4	13.0
2747 Pillette Road	Single Unit Dwelling	1935	24.4	768.8	13.0
2759 Pillette Road	Single Unit Dwelling	1935	12.2	383.8	26.1
2765 Pillette Road	Single Unit Dwelling	1935	10.7	383.4	26.1
2777 Pillette Road	Single Unit Dwelling	1950	24.1	802.9	12.5
2785 Pillette Road	Single Unit Dwelling	1952	12.2	355.7	28.1
2793 Pillette Road	Single Unit Dwelling	1930	24.1	806.8	12.4
Average			21.3	831.5	18.3
Legend					
High					
Low					
Subject Property					