

COMMITTEE OF ADJUSTMENT

APPLICANT : JOHN ATWAN

ADDRESS : 2609-2611 PILLETTE ROAD

 SUBJECT LANDS  SEVERED LANDS



CITY OF WINDSOR

File: B-028/25

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 April 23, 2025

APPLICATION FOR CONSENT

Owner:	JOHN ATWAN	Location:	2609-2611 PILLETTE RD
Legal Description:	PLAN 1160; LOT 14; PT LOT 13 & PT ALLEY; RP 12R28714; PART 2	Zoning:	Residential RD2.1
Official Plan:	Residential		
Explanation:	Consent to sever the property along the common wall of a semi-attached dwelling, 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: 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.

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: April 24, 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 All Owners (as listed on deed)		Contact No.	
	Supreme Homes Group Inc. c/o John Atwan		519-999-4248	
	Address 3741 Inglewood Ave, Windsor, ON		Business Telephone No.	
	E-Mail Address: supremehomesgroup@gmail.com		Postal Code N9E 4P4	
	Name of Contact Person/Agent (if different than owner)		Contact No.	
	Pillon Abbs Inc., c/o Tracey Pillon-Abbs, RPP		226-340-1232	
	Address 23669 Prince Albert Rd, Chatham, ON		Business Telephone No.	
	E-Mail Address: tracey@pillonabbs.ca		Postal Code N7M 5J7	
	Fax No.			
PAYMENT CONTACT INFORMATION ONLY:				
Name:				
Contact No:				
2	Type and purpose of proposed transaction:			
	Conveyance <input checked="" type="checkbox"/> new lot - common wall of an existing semi-detached dwelling <input type="checkbox"/> lot addition			
3	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: TBD			
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)			
	Municipality	Street Name	Street Address	
	City of Windsor	Pillette Road	2609-2611	
	Concession Number(s)	Registered/Reference Plan No.	Lot/Part No.(s)	
Plan 1160; Lot 14; PT LOT 13 & PT ALLEY; RP 12R28714; Part 2				
Parcel No.			ARN: 373907042006100	
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> 8.28 m	<i>metres</i> 8.29 m
		Depth	<i>metres</i> 32.58 m / 32.59 m	<i>metres</i> 32.59 m / 32.53 ,
		Area	<i>square metres</i> 269.60 m2 approx	<i>square metres</i> 269.60 m2 approx
		Lot/Part No.(s)	Part 1	Part 2
		Registered/Reference Plan No.	Draft Ref Plan	Draft Ref Plan
		Water Lot? Yes <input type="checkbox"/> No <input type="checkbox"/>	No	No
	Use of Property	Existing Use(s)	Residential	Residential
		Proposed Use(s)	Residential	Residential
	Buildings or Structures	Existing (Date of construction)	2024	2024
		Proposed	semi-detached dwelling unit	semi-detached dwelling unit

	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"/> <input type="checkbox"/>	No <input type="checkbox"/> <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"/> <input type="checkbox"/>	No <input type="checkbox"/> <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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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"/>
	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 Residential, Schedule D, Land Use					
	History of the Subject Land					
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 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. _____ _____ 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 checked="" 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, Supreme Homes Group Inc. of the City (City/Town)
of Windsor (name City/Town) in the Province (County) of Ontario (name county) on
this 29th day of March, 2025, **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 J. Atwan
(Sign) X _____

DECLARED BEFORE ME at the Municipality of Chatham-Kent in the
Province of Ontario this 29th day of March, 2025.

A Commissioner etc.

ELECTRONICALLY

***** THIS SECTION MUST BE COMPLETE** Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,
Province of Ontario for Pillon Abbs Inc.
Expires August 4, 2023

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

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

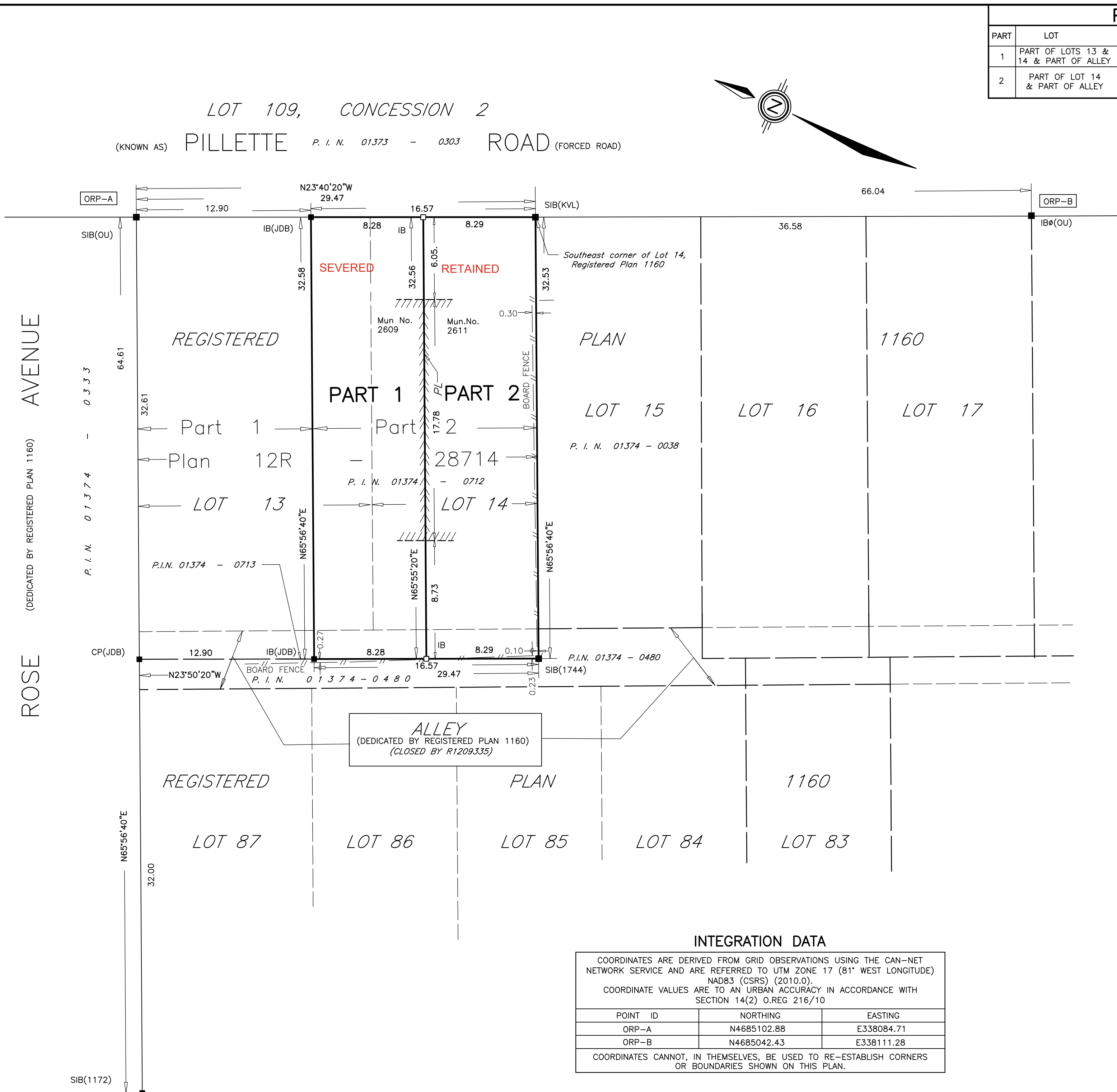
J. Atwan Date: April 07/25
Secretary-Treasurer (or Designate)

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. TPA (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: March 29, 2025.
I (We) (Owners of the subject lands) Supreme Homes Group Inc.
of the (municipality where you reside) City of Windsor, 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) 2609-2611 Pillette Rd
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.
J. Atwan X(Sign) Note: if the owner is a Corporation, affix seal (if any)
X (Sign)



PARTS SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOTS 13 & 14 & PART OF ALLEY	REGISTERED PLAN 1160	ALL OF 01374 - 0712
2	PART OF LOT 14 & PART OF ALLEY		

PLAN OF SURVEY
OF
LOTS 13 AND 14
and PART OF ALLEY
REGISTERED PLAN 1160
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200
SCALE = 1:200



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 0.999922.

ALL BEARINGS AND DISTANCES BETWEEN FOUND SURVEY MONUMENTS AGREE WITH PLAN 12R-28714.

- LEGEND
- 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
 - (OU) DENOTES ORIGIN UNKNOWN
 - (PL) DENOTES PART LIMIT WITHIN DEMISING WALL
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (KVL) DENOTES KOESTER AND VERHAEGEN LTD, O.L.S.
 - (1194) DENOTES J.B. SMEETON, O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (1174) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 - CP DENOTES STEEL PIN
 - (S) DENOTES SET

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.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THIS SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2025

DATE MARCH 31, 2025

ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-101672

VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: NMG	CHECKED BY: RAS	REFERENCE NO.: 21-47-109-03
FILE: E-1160-1		CAD File: 21-47-109-03.dwg CAD Date: March 31, 2025 2:01 PM

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	N4685102.88	E338084.71
ORP-B	N4685042.43	E338111.28
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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