

# COMMITTEE OF ADJUSTMENT

APPLICANT : MARK NICHOLAS CHIARELLA, LYNN CHIARELLA

ADDRESS : 649 EDINBOROUGH STREET

SUBJECT LANDS SEVERED LANDS

PLANNING AND BUILDING DEPARTMENT

N.T.S.

## **CITY OF WINDSOR**

## 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 June 25, 2025

### APPLICATION FOR CONSENT

Owner:	MARK NICHOLAS CHIARELLA, LYNN CHIARELLA	Location:	649 EDINBOROUGH ST
Legal Description:	PLAN 1106 LOTS 118 & 119;PT LOT 117 PT BLK A & PT;ALLEY	Zoning:	Residential RD1.3
Official Plan:	Residential		
Explanation:	Severance of lands, 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: July 10, 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: June 26, 2025

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

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

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			Proposed		NB		N/A		

	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		Yes	
	Water Supply	Publicly owned and operated piped water system Privately owned and operated Individual or communal well Lake or other water body Other	Yes	No	Yes D	No
	Sewage Disposal	Publicly owned and operated piped sewage system Privately owned and operated individual or communal septic tank system Pit, privy, or other	Yes	No P	Yes	No
7	9	on of the subject property in the Official Plan	Res	idential	Sugle Sugle	e Family
	History of the Subject	Land	Resid	lential	Single	Family
		nknown e application file number and the decision made or -submission of a previous consent application, des			inged from t	he
9	Has any land been severed from the parcel originally acquired by the owner of the subject land:					
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					
	for an amendment to a variance or an applica	subject land is the subject of any other applicat an Official Plan, a Zoning By-law or Minister's Zo tion for an approval of a plan of subdivision or of the application and the status of the applicat	oning Order, a consent.			
12 13	□ Yes □ No 🖬	n is consistent with policy statements issued u ↓∕Unknown und iswithin an area of land designated under a		. ,		ng Act
13	Whether the subject land is within an area of land designated under any provincial plan or plans.      Pes    No      Pot    Not Applicable      If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable					
14	provincial plan or plan					

15		equired sketch map is to indicate the following, in metric units and must be ded 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;			
	b)	the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or</u> <u>landmark</u> such as a bridge or railway crossing;			
	c)	the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be severed and the part that is intended to be retained;			
	d)	the location of all land <u>previously severed</u> from the parcel originally acquired by the			
	e)	current owner of the subject land; the approximate location of all <u>natural and artificial features</u> (for example, buildings,			
		<i>railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i> ) 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;			
	f)	the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)		(Tel)	
	g)	the <u>location</u> , <u>width</u> and <u>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);			
	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			
	i)	the location and nature of any easement affecting the subject land.			
	The required sketch map has been included with this application form. ☐ Yes  ☐ No				

Administering Oaths Remotely as Per O.R. 431/20

DECLARATION:
INE, Mark Chiarella Lynne Chiarella of the Windsor (City/Town)
of Windsor (name City/Town) in the Conty of Esser (name county) on
this day of, 202\$ 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 Mulliun (Sign) X Nound Church Church Composition of the City of Windsor, Sign) X Nound Church Church Composition of the City of Windsor, Expires February 7, 2026.
DECLARED BEFORE ME at the CIty of Wind Soc in the OUNTY of FSCY this 5 day of
A Commissioner etc.
*** THIS SECTION MUST BE COMPLETE

#### **RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS**

This application has been received and is a cepted for processing, as the application is complete. Date: Designate) Secretary-Treasurer

<u>Minor variance for new construction</u>: 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 <u>null and void</u>. A new Committee of Adjustment application will be required for any expired application. \_\_\_\_\_ (Please Initial)

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

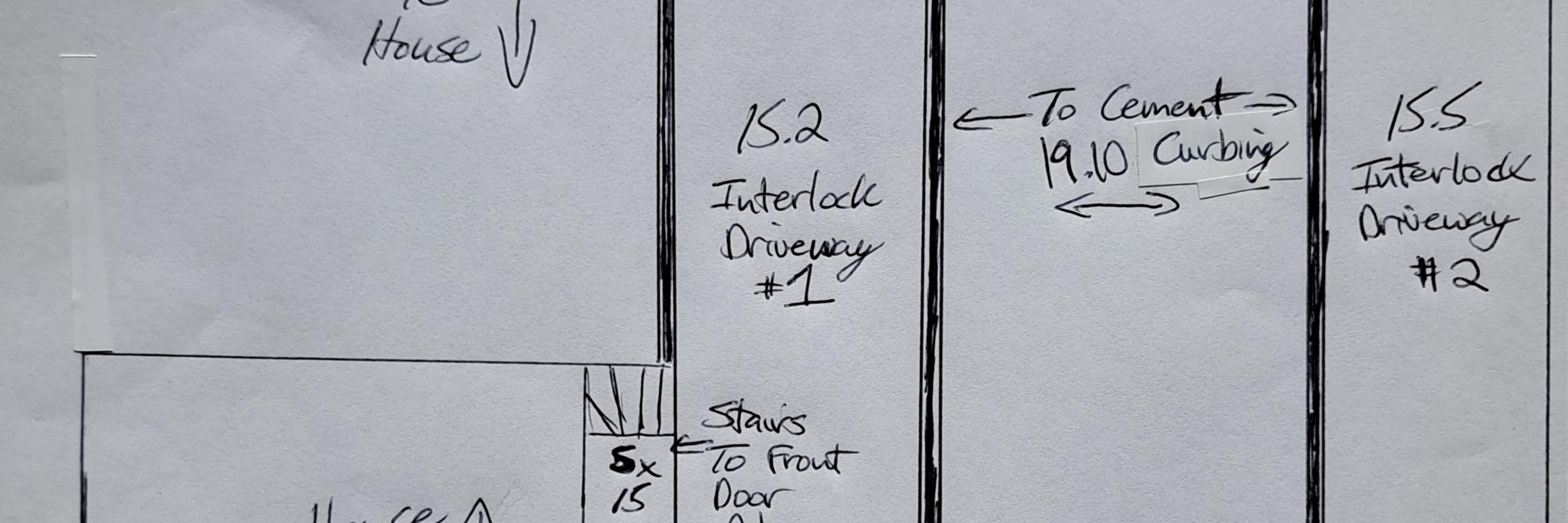
#### AUTHORIZATION:

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

DATE:	, 20
I (We) (Owners of the subject lands)	
of the (municipality where you reside)	, hereby authorize
and instruct (agent(s)	to submit an application to the
Committee of Adjustment in respect to (municipal address	s or legal description)
Which I (we) am (are) the registered owner(s), and this sh	nall be my (our) good and sufficient authority to act on my (our) behalf.
X	(Sign) Note: If the owner is a Corporation, affix seal (if any)
X	(Sign)

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Eduiborough Street  $< 37.6 \rightarrow 67955$ Asphatta Grass Fil 23 78



House Patio Fence Fence Cemant 0 Sx = Atio Dip Attached KI Grage 0 Beek 6×6 10.0 E वा० 29,6 Grass Fence

