




COMMITTEE OF ADJUSTMENT
APPLICANT : MARK NICHOLAS CHIARELLA, LYNN CHIARELLA
ADDRESS : 649 EDINBOROUGH STREET

 **SUBJECT LANDS**  **SEVERED LANDS**



CITY OF WINDSOR

File: B-040/25

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 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
Suite 210, 350 City Hall Square West Windsor ON N9A 6S1	Email: jwatson@citywindsor.ca Web: http://www.citywindsor.ca

1	Application Information			
	Name of <u>All</u> Owners (as listed on deed) <i>Mark Chiarella Lynne Chiarella</i>		Contact No. <i>519-991-6980</i>	
	Address <i>643 Edinburgh Street Windsor Ontario</i>		Business Telephone No.	
	E-Mail Address:		Postal Code <i>N8X-3C8</i>	
	Name of Contact Person/Agent (if different than owner)		Business Telephone No.	
	Address		Postal Code	
E-Mail Address:		Fax No.		
PAYMENT CONTACT INFORMATION ONLY:				
Name: <i>Mark Chiarella</i>				
Contact No: <i>519-991-6980</i>				
2	Type and purpose of proposed transaction:			
	Conveyance <input checked="" type="checkbox"/> new lot <input type="checkbox"/> lot addition Other (please specify) <input type="checkbox"/> mortgage <input type="checkbox"/> rights-of-way <input type="checkbox"/> lease in excess of 21 years <input type="checkbox"/> easement			
See separate application for validation of title/power of sale				
3	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:			
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)			
	Municipality <i>Windsor</i>	Street Name <i>Edinburgh Street</i>	Street Address <i>643</i>	
	Concession Number(s)	Registered/Reference Plan No. <i>1106</i>	Lot/Part No.(s) <i>Part Lot 118 119 117</i>	
	Parcel No.			
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 <i>Vacant</i>		(A) SEVERED	(B) RETAINED
		Frontage	metres <i>10.85</i>	metres <i>15.82</i>
		Depth	metres <i>39.62</i>	metres <i>39.62</i>
		Area	square metres <i>429.88</i>	square metres <i>626.79</i>
		Lot/Part No.(s)	<i>118/119/117 BLK A/PT Alley</i>	<i>118/119/117</i>
		Registered/Reference Plan No.		
	Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Use of Property	Existing Use(s)	<i>Vacant/Garage</i>	<i>Residential</i>
		Proposed Use(s)	<i>Vacant/Garage</i>	<i>Residential</i>
	Buildings or Structures	Existing (Date of construction)	<i>1930</i>	<i>1930</i>
		Proposed	<i>N/A</i>	<i>N/A</i>

*Part Block A
Part: Alley*

BLK A/PT Alley

*Single Family
Single Family*

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 checked="" type="checkbox"/> No <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"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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"/> No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
7	The current designation of the subject property in the Official Plan		
	Residential Single Family		
	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 type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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	<p>The required sketch map is to indicate the following, in metric units and must be included with application:</p>	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	c) the <u>boundaries and 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 type="checkbox"/>	<input checked="" 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"/>
	<p>The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		

DECLARATION:

I/WE, Mark Chiarella Lynne Chiarella of the Windsor (City/Town)
of Windsor (name City/Town) in the ~~Essex~~ (County) of Essex (name county) on
this 25 day of May ~~June~~, 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 [Signature] Jessica Lynn Watson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the City of Windsor,
Expires February 7, 2026.

(Sign) X [Signature]

DECLARED BEFORE ME at the City of Windsor in the
County of Essex this 5 day of June, 2025
[Signature] A Commissioner etc.

***** THIS SECTION MUST BE COMPLETE**

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

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

Secretary-Treasurer (or Designate)

Date:

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. _____ (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

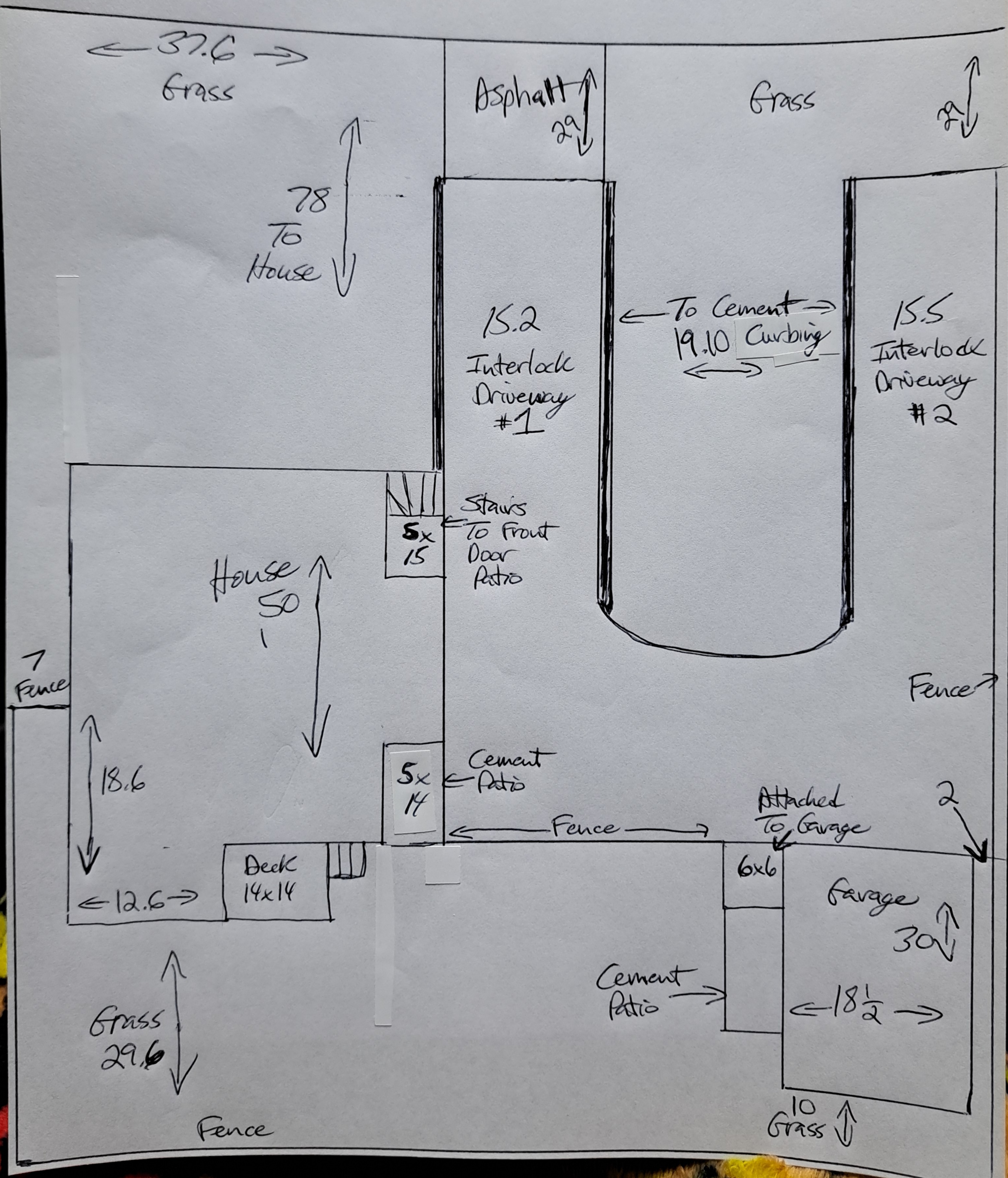
Committee of Adjustment in respect to (municipal address or legal description) _____

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.

_____ X(Sign) Note: If the owner is a Corporation, affix seal (if any)

_____ X (Sign)

Edinburgh Street



Edinburgh St

87.5

Edinburgh area

51.9

35.6

130