

COMMITTEE OF ADJUSTMENT

APPLICANT : VENUS GLORY INC.

ADDRESS : 981-983 CAMPBELL AVENUE

 SUBJECT LANDS  SEVERED LANDS





CITY OF WINDSOR

File: B-044/25

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**

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|                           |  |                  |                      |
|---------------------------|--|------------------|----------------------|
| <b>Owner:</b>             | VENUS GLORY INC.   | <b>Location:</b> | 981-983 CAMPBELL AVE |
| <b>Legal Description:</b> | PLAN 640; LOT 22; N PT LOT 23 & PT CLOSED ALLEY; RP 12R23075; PARTS 26 & 27                  | <b>Zoning:</b>   | Residential RD2.2    |
| <b>Official Plan:</b>     | Residential  |                  |                      |
| <b>Explanation:</b>       | 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**

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**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<br>Secretary-Treasurer, Committee of Adjustment | Dated: June 26, 2025  |
| Suite 210, 350 City Hall Square West<br>Windsor ON N9A 6S1     | Tel: 519-255-6543<br>Fax: 519-255-6544<br>Email: <a href="mailto:jwatson@citywindsor.ca">jwatson@citywindsor.ca</a><br>Web: <a href="http://www.citywindsor.ca">http://www.citywindsor.ca</a> |

|  |  |   |  |
|--|--|---|--|
| <b>1</b>   | <b>Application Information</b>   |   |  |
| Name of <u>All</u> Owners (as listed on deed)<br>Venus Glory Inc.  |  | Contact No.<br>519-991-4156                                       | Business Telephone No.   |
| Address 4694 Jessica Way   |  | Postal Code N9G 2S4   |  |
| E-Mail Address: venusgloryinc@gmail.com  |  |   |  |
| Name of <b>Contact Person/Agent</b> (if different than owner)<br>BDB Development Inc. (Shan Xue)   |  | Contact No.<br>519-982-3908                                       | Business Telephone No.   |
| Address 3635 Huntington Ave.   |  | Postal Code<br>N9E 3N2  | Fax No.  |
| E-Mail Address: bdbdevelopmentinc@gmail.com  |  |   |  |
| <b>PAYMENT CONTACT INFORMATION ONLY:</b>   |  |   |  |
| Name: Venus Glory Inc.   |  |   |  |
| Contact No: venusgloryinc@gmail.com 519-991-4156   |  |   |  |
| <b>2</b>   | <b>Type and purpose of proposed transaction:</b>   |   |  |
| <b>Conveyance</b><br><input checked="" type="checkbox"/> new lot <span style="margin-left: 150px;"><input type="checkbox"/> lot addition</span>  |  |   |  |
| <b>Other</b> (please specify)<br><input type="checkbox"/> mortgage <span style="margin-left: 150px;"><input type="checkbox"/> rights-of-way</span> <span style="float: right;">See separate application for</span><br><input type="checkbox"/> lease in excess of 21 years <span style="margin-left: 150px;"><input type="checkbox"/> easement</span> <span style="float: right;">validation of title/power of sale</span> |  |   |  |
| <b>3</b>   | <b>The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:</b>  |   |  |
| <b>4</b>   | <b>Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)</b>  |   |  |
| Municipality<br>Windsor  |  | Street Name<br>Campbell   | Street Address<br>981 & 983 Campbell Ave   |
| Concession Number(s)   |  | Registered/Reference Plan No.<br>Plan 640                         | Lot/Part No.(s)<br>LOT 22; N PT LOT 23 & PT CLOSED ALLEY; RP 12R23075; PARTS 26 & 27 |
| Parcel No.   |  |   |  |
| <b>5</b>   | <b>Are there any easements or restrictive covenants affecting the subject land?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown<br>(If Yes, please describe)<br><hr/> <hr/> |   |  |
| <b>6</b>   | <b>Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)</b>  |   |  |
| <b>Description</b>   |  | <b>(A) SEVERED</b>  | <b>(B) RETAINED</b>  |
|  | Frontage   | <i>metres</i><br>6.88   | <i>metres</i><br>6.84  |
|  | Depth  | <i>metres</i><br>37.06  | <i>metres</i><br>37.06   |
|  | Area   | <i>square metres</i><br>254.97                                    | <i>square metres</i><br>253.49   |
|  | Lot/Part No.(s)  | LOT 22; N PT LOT 23 & PT CLOSED ALLEY; RP 12R23075; PARTS 26 & 27 | LOT 22; N PT LOT 23 & PT CLOSED ALLEY; RP 12R23075; PARTS 26 & 27                    |
|  | Registered/Reference Plan No.  | 640   | 640  |
|  | Water Lot? Yes <input type="checkbox"/> No <input type="checkbox"/>  |   |  |
| <b>Use of Property</b>   | Existing Use(s)  | Residential   | Residential  |
|  | Proposed Use(s)  | Residential   | Residential  |
| <b>Buildings or Structures</b>   | Existing (Date of construction)  | Under Construction<br>(Start 2024-10-01)                          | Under Construction<br>(Start 2024-10-01)   |
|  | Proposed   | Semi-Detached Dwelling  | Semi-Detached Dwelling   |

|    |  |  |   |   |   |   |
|----|--|--|---|---|---|---|
|    | <b>Access</b><br>(check appropriate space)   | Provincial Highway .....<br>Municipal road, maintained all year .....<br>Municipal road, seasonally maintained .....<br>Other public road .....<br>Right of way .....<br>Water only. If yes, the docking facilities to be used<br>and the approximate distance of these facilities<br>from the subject land and the nearest public road<br>_____ | <b>Yes</b><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <b>Yes</b><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|    | <b>Water Supply</b>  | Publicly owned and operated piped water system...<br>Privately owned and operated.....<br>Individual or communal well.....<br>Lake or other water body.....<br>Other   | <b>Yes</b><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                             | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                             | <b>Yes</b><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                             | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                             |
|    | <b>Sewage Disposal</b>   | Publicly owned and operated piped sewage<br>system.....<br>Privately owned and operated individual or<br>communal septic tank system.....<br>Pit, privy, or other  | <b>Yes</b><br><input type="checkbox"/><br><input type="checkbox"/>  | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/>   | <b>Yes</b><br><input type="checkbox"/><br><input type="checkbox"/>  | <b>No</b><br><input type="checkbox"/><br><input type="checkbox"/>   |
| 7  | <b>The current designation of the subject property in the Official Plan</b>  |  |   |   |   |   |
|    | <b>History of the Subject Land</b>   |  |   |   |   |   |
| 8  | <b>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</b><br><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown<br><br>If yes, please provide the application file number and the decision made on the application.<br>_____<br>_____<br><br>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.<br>_____<br>_____<br>_____ |  |   |   |   |   |
| 9  | <b>Has any land been severed from the parcel originally acquired by the owner of the subject land:</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown   |  |   |   |   |   |
| 10 | <b>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:</b>   |  |   |   |   |   |
| 11 | <b>Current Applications</b><br><br><b>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.</b><br>_____<br>_____<br><br><b>If yes, the file number of the application and the status of the application.</b><br>_____<br>_____  |  |   |   |   |   |
| 12 | <b>Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown   |  |   |   |   |   |
| 13 | <b>Whether the subject land is within an area of land designated under any provincial plan or plans.</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable  |  |   |   |   |   |
| 14 | <b>If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans.</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No <input 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> <p>a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;</p> <p>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;</p> <p>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>;</p> <p>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;</p> <p>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;</p> <p>f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)</p> <p>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);</p> <p>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</p> <p>i) the location and nature of any easement affecting the subject land.</p> <p>The required sketch map has been included with this application form.<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> | Included                 | Not Applicable                      |
|    |   | <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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|    |   | <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"/> |

**DECLARATION:**

I/WE, Shan Xue of the City (City/Town)  
of Windsor (name City/Town) in the County (County) of Essex (name county) on  
this 5<sup>th</sup> day of 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 Shan Xue  
(Sign) X \_\_\_\_\_

Jessica Lynn Watson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the City of Windsor,  
Expires February 7, 2026.

*Via telephone*

DECLARED BEFORE ME at the City of Windsor in the  
County of Essex this 5<sup>th</sup> day of June, 2025  
J. Watson 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:

June 13/25

**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: June 7, 2025

I (We) (Owners of the subject lands) Venus Glory Inc.

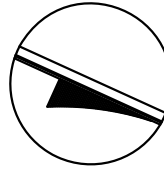
of the (municipality where you reside) Windsor, hereby authorize

and instruct (agent(s)) BDB Development Inc. (Shan Xue) to submit an application to the  
Committee of Adjustment in respect to (municipal address or legal description) 981&983 Campbell Ave.

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.

[Signature] X(Sign) Note: if the owner is a Corporation, affix seal (if any)

\_\_\_\_\_ X (Sign)



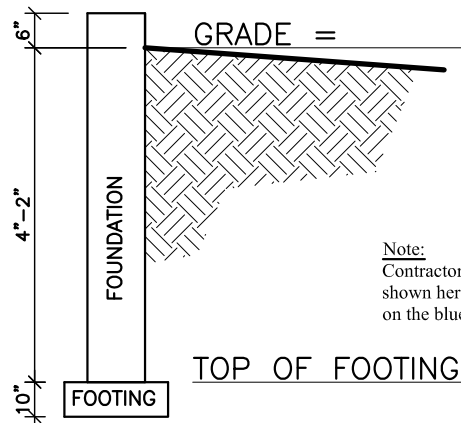
SITE PLAN  
PLAN 640, LOT 22 & PARTS ,23  
CITY OF WINDSOR



**TOTAL LOT AREA:** 5704.65 Sq' Ft. ±  
**HOUSE AREA:** 2231.56 Sq' Ft.

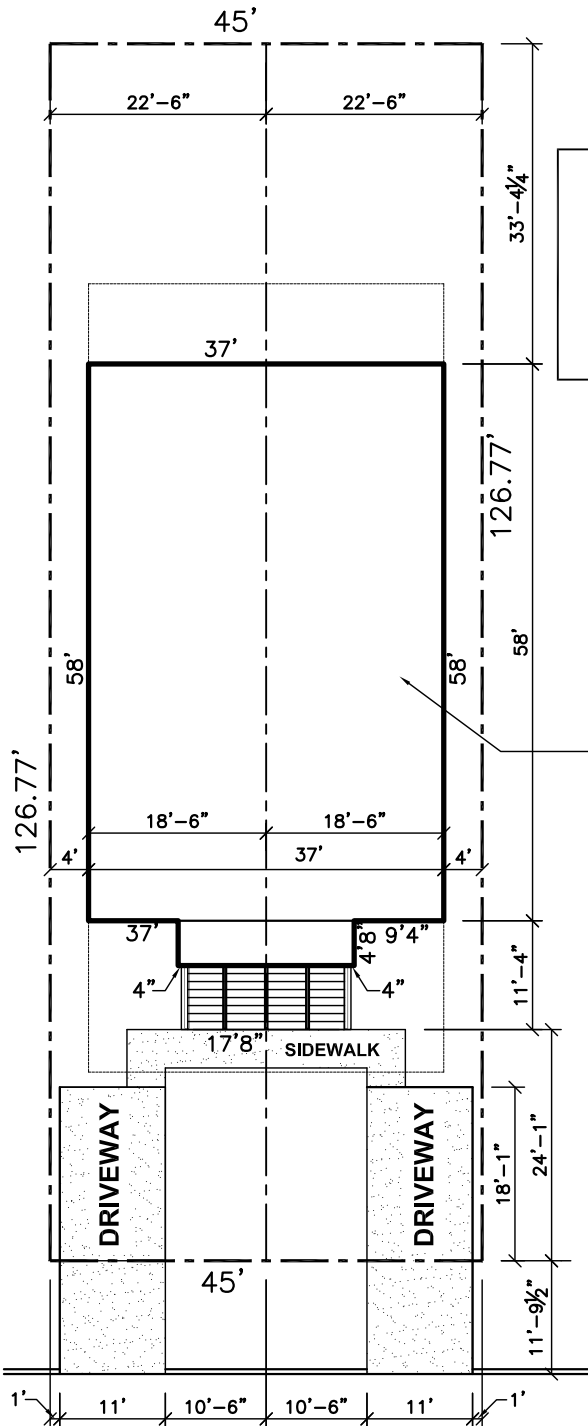
**LOT COVERAGE:** 39.11 % ±

**PROPOSED SEMI  
-DETACHED HOMES  
WITH A.D.U.  
(2 UNITS PER SIDE/ 4  
UNITS TOTAL /1073 Sq.  
Ft. PER UNIT)**



Note:  
Contractor to verify that the wall section  
shown here matches up with the wall section  
on the blueprints

TOP OF FOOTING = \_\_\_\_\_



**981/ 983 CAMPBELL  
AVE.**

**⌘ MATTHEWS  
design**  
6 - 2557 Dougall Ave, Suite 1600  
WINDSOR ONTARIO, CANADA  
N8X 1T5  
(519) 915 - 3275  
E-MAIL: cmatthewsdesignwindsor@gmail.com

**BCIN**  
38359

DESIGNS © C.MATTHEWS DESIGN 2023

**SITE PLAN-2**

**FOR: ALBATRON CONSTRUCTION  
DATE: MAY 15/ 2024**



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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999929.

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.

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

| PARTS SCHEDULE |                |                            |                      |       |
|----------------|----------------|----------------------------|----------------------|-------|
| PART           | LOT            | CON/PLAN                   | P.I.N.               | AREA  |
| 1              | ALL OF LOT 22  | REGISTERED<br><br>PLAN 640 | ALL OF<br>01219-0022 | 2,727 |
| 2              |                |                            |                      | 909   |
| 3              | PART OF LOT 23 |                            | ALL OF<br>01219-0257 | 1,835 |
| 4              | PART OF ALLEY  |                            | ALL OF<br>01219-0767 | 116   |
| 5              |                |                            |                      | 117   |

PARTS 4 and 5 ARE SUBJECT TO EASEMENT AS IN CE303015.

PLAN OF SURVEY

OF

LOT 22 and PART LOT 23,

PART OF ALLEY,

(CLOSED BY BY-LAW REGISTERED AS INST. No. CE302681)

REGISTERED PLAN 640

IN THE

CITY OF WINDSOR, COUNTY OF ESSEX

VERHAEGEN LAND SURVEYORS – A DIVISION OF J.D. BARNES LTD.



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 16" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1" = 20'.

| LEGEND |         |                             |                               |
|--------|---------|-----------------------------|-------------------------------|
| ■      | DENOTES | SURVEY MONUMENT FOUND       | WIT DENOTES WITNESS           |
| □      | DENOTES | SURVEY MONUMENT SET         | M DENOTES MEASURED            |
| SIB    | DENOTES | STANDARD IRON BAR           | S DENOTES SET                 |
| SSIB   | DENOTES | SHORT STANDARD IRON BAR     | L DENOTES PERPENDICULAR       |
| IB     | DENOTES | IRON BAR                    | CC DENOTES CUT CROSS          |
| ORP    | DENOTES | OBSERVED REFERENCE POINT    | PB DENOTES PLASTIC BAR        |
| (P)    | DENOTES | PLAN 12R-23075              | UPW DENOTES WOOD UTILITY POLE |
| (P1)   | DENOTES | REGISTERED PLAN 640         |                               |
| (JDB)  | DENOTES | J.D. BARNES LIMITED, O.L.S. |                               |
| (1744) | DENOTES | VERHAEGEN LAND SURVEYORS    |                               |
| (1194) | DENOTES | JOHN B. SMEETON, O.L.S.     |                               |

N=NORTH; S=SOUTH; W=WEST; E=EAST

— H — H — H — DENOTES OVERHEAD HYDRO LINE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

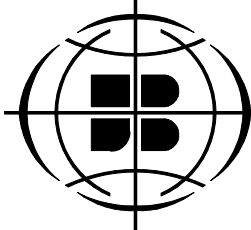
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 19th DAY OF NOVEMBER, 2024

DATE NOVEMBER 24, 2024

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2218455.



VERHAEGEN

LAND SURVEYORS

A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

|   |                       |                                |
|---|-----------------------|--------------------------------|
| DRAWN BY:<br>A.S.M.   | CHECKED BY:<br>A.S.M. | REFERENCE NO.:<br>24-47-164-01 |
| CAD File: 24-47-164-01.dwg<br>CAD Date: November 25, 2024 2:49 PM |                       | File:<br>E-640-2               |

| 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  | 15371544.58 | 1085430.02 |
| ORP-B  | 15371846.03 | 1085295.50 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.   |             |            |