

Notice of Public Hearing – Committee of Adjustment Application

File # B-048/25

Date Mailed: July 23, 2025

Electronic hearing:

By videoconference on August 7, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on July 23, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

Applicant and property information:

Applicant/Owner	Authorized Agent	Subject Property
Laurenza Bedard Douglas Bedard	Jesse Fisher	3408 CHURCH ST

Current Official Plan Designation: Residential

Zoning of Property: Residential RD1.4

Purpose of application: ☒ Consent

Minor Variance Request: N/A

No.	Requirement	Proposed

Consent Requested or Proposed: Lot Addition

The description of the subject land: PLAN 1305 LOTS 71 & 72; CORNER; 90.00FR 120.58D

Easement Description: PART ALLEY PL 1305 SANDWICH WEST, DESIGNATED AS PARTS 20, 2,1 AND 22, PLAN 12R29075, (CLOSED BY BY-LAW #68-2024 REGISTERED AS REGISTERED INSTRUMENT CE1178275) WINDSOR; SUBJECT TO AN EASEMENT AS IN CE1180064; SUBJECT TO EASEMENT AS IN CE1180065; SUBJECT TO AN EASEMENT IN GROSS AS IN CE1180066.

Change of Conditions: N/A

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

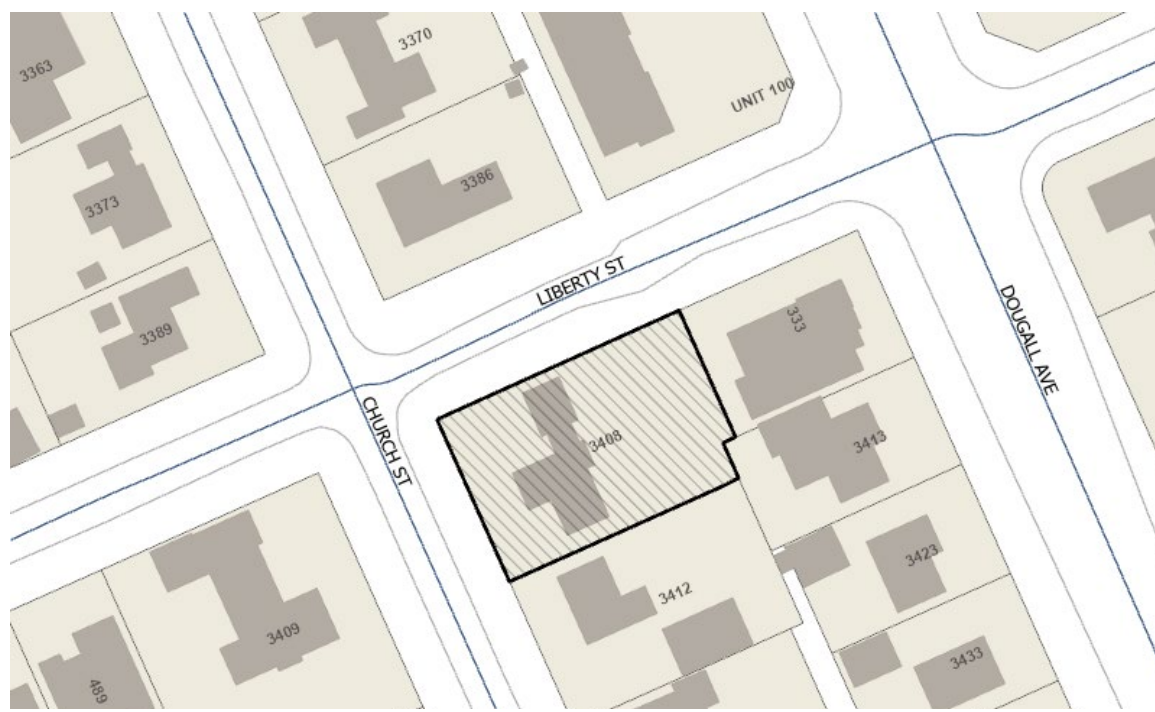
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

Key Map Insert



Contact Information:

Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAAdjustment@citywindsor.ca

PARTS SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1 TO 40 (INCLUSIVE)	PART OF ALLEY	REGISTERED PLAN 1305	ALL OF 01304-0827

PLAN 12R-29075

Received and deposited

July 6th, 2022

Kevin Shi

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY
OF
PART OF ALLEY
REGISTERED PLAN 1305
THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED.

SCALE = 1:250
0 2.50 5.00 10.00 15.00 20.00 METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

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

LEGEND AND 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 0.999994.
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF OREG. S25/91.
■ DENOTES SURVEY MONUMENT FOUND
D DENOTES SURVEY MONUMENT SET
SSB DENOTES STANDARD IRON BAR
IB DENOTES SHORT STANDARD IRON BAR
PB DENOTES PLASTIC BAR
WT DENOTES WOODEN TOWER
M DENOTES MEASURED
S DENOTES SET
I DENOTES INTERSECTION
D DENOTES DEED
OU DENOTES ORIGIN UNKNOWN
ORP DENOTES OBSERVED REFERENCE POINT
(01) DENOTES R123288
(02) DENOTES R1157146
(03) DENOTES R1279349
(04) DENOTES R1275708
(05) DENOTES R1177505
(06) DENOTES R1196243
(07) DENOTES R133382
(08) DENOTES R134266
(09) DENOTES R14857
(10) DENOTES NOT IDENTIFIABLE
(N) DENOTES REGISTERED PLAN 1305 (P1) DENOTES REGISTERED PLAN 1324
(P2) DENOTES PLAN 12R-27553
(495) DENOTES W.L. FLETCHER O.L.S.
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SWEETON INC., O.L.S.
(KV4) DENOTES VERHAEGEN AND BEAIRE LIMITED, O.L.S.
N = NORTH, S = SOUTH, E = EAST, W = WEST

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 31st DAY OF MARCH, 2022

DATE: JUNE 17, 2022.
ROY A. SIMONE
LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AALS PLAN SUBMISSION FORM NUMBER 2195169

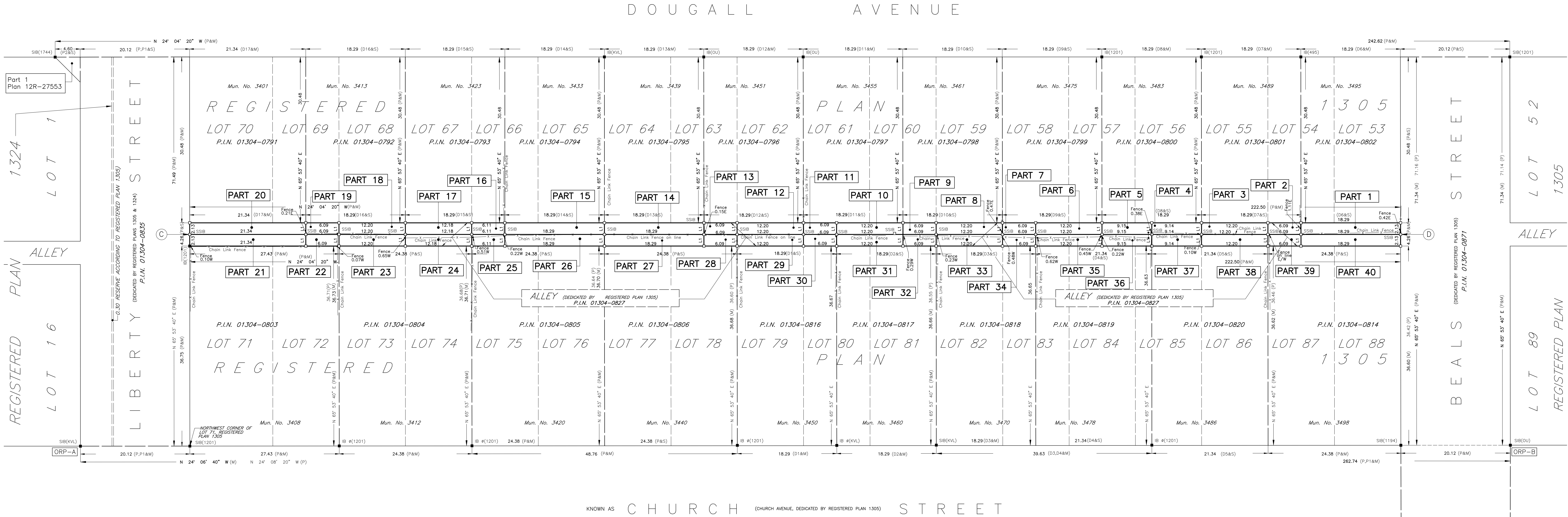
VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited
944 OTTAWA STREET, WINDSOR, ON, N9X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

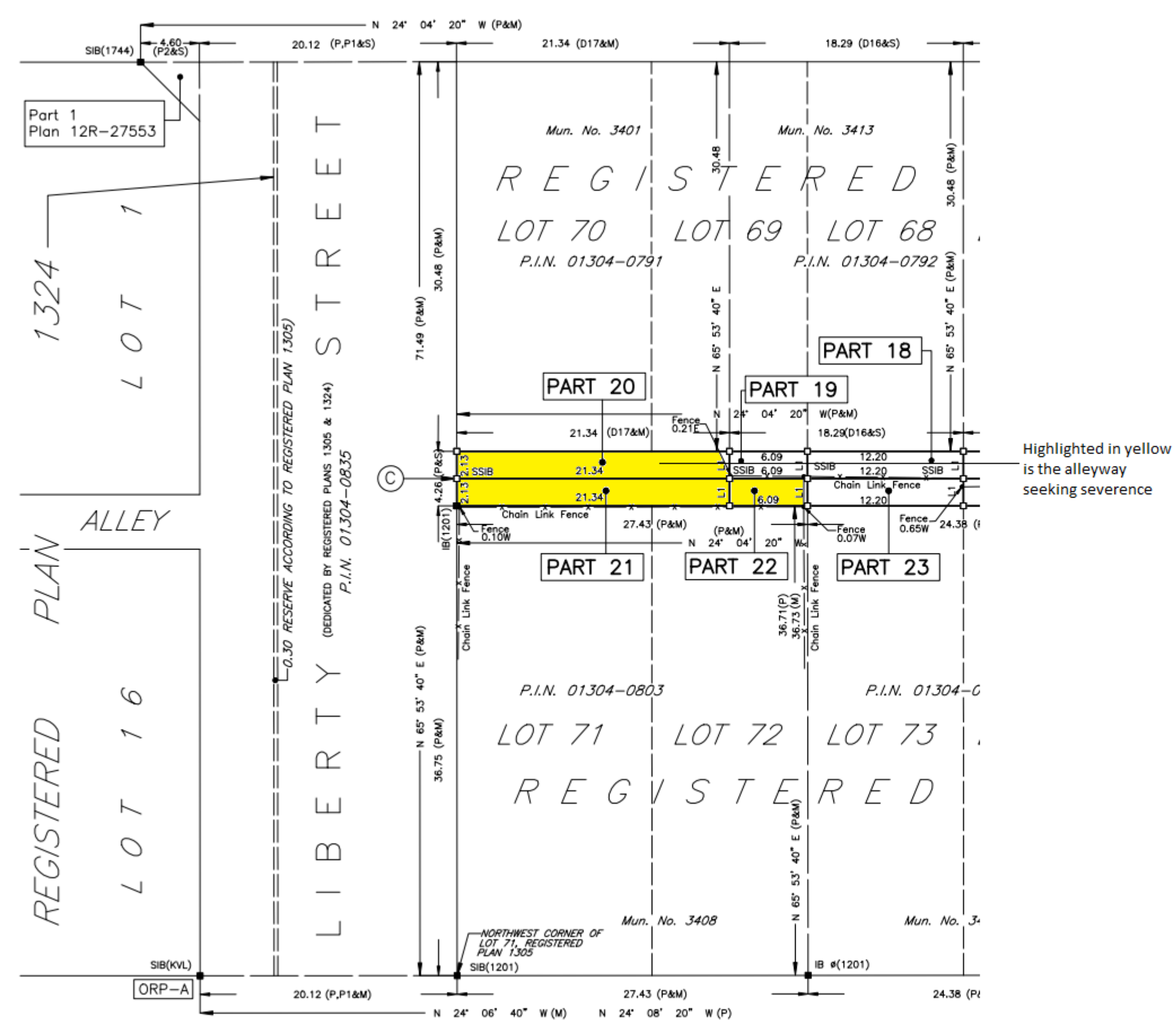
DRAWN BY: CMM CHECKED BY: R.A.S. REFERENCE NO.: 22-47-074-00
CAD File: 22-47-074-00.DWG E-1305-ALLEY CAD Date: July 5, 2022 4:03 PM

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	NORTHING	EASTING	
ORP-A	4681198.71	334208.75	
ORP-B	4680958.01	334318.07	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

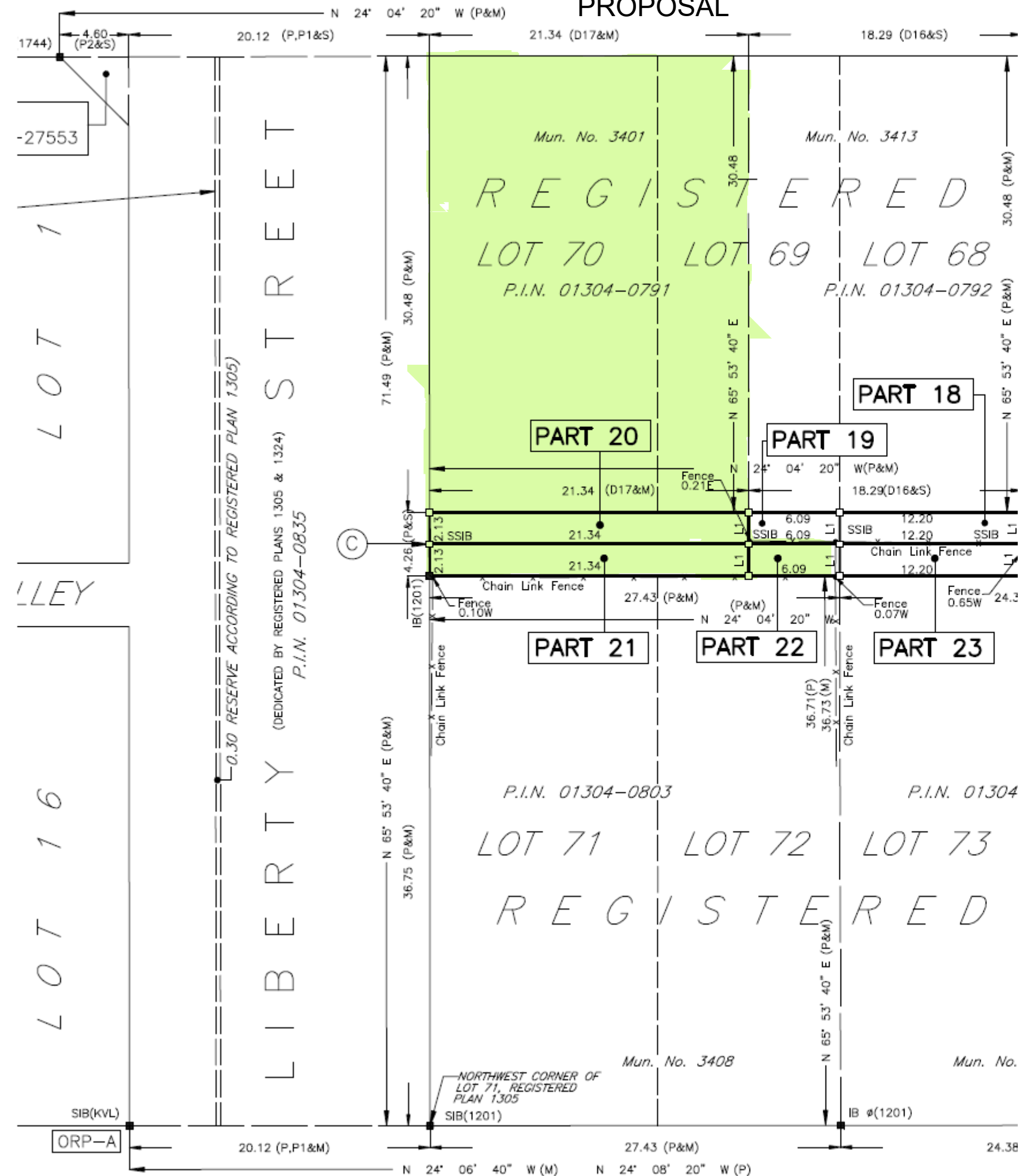
FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	1°28'40"

LINE SCHEDULE		
LINE	BEARING	DISTANCE
① - ②	N24°04'20"W	222.50
L1	N65°53'40"E	2.13





PROPOSAL

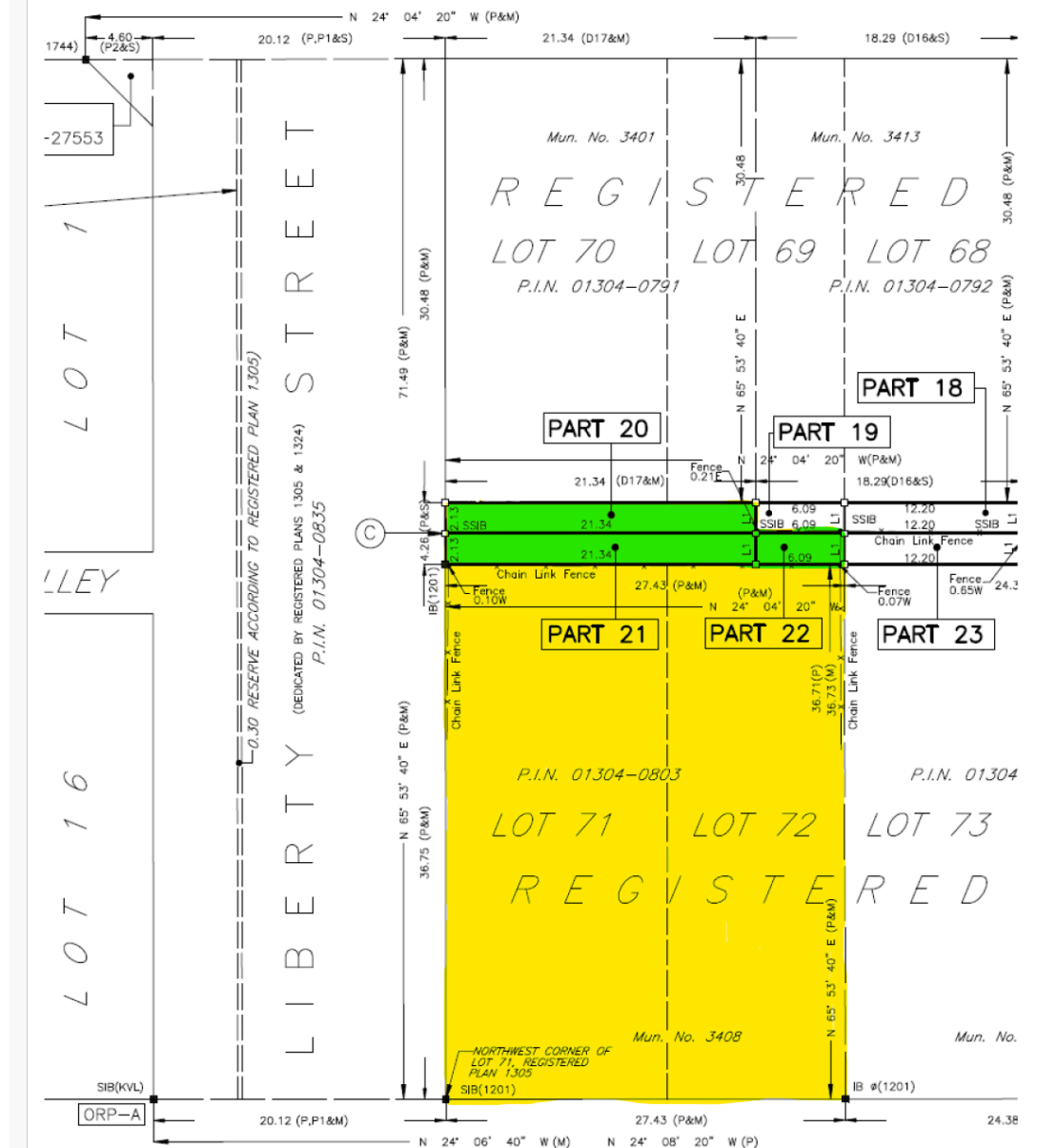


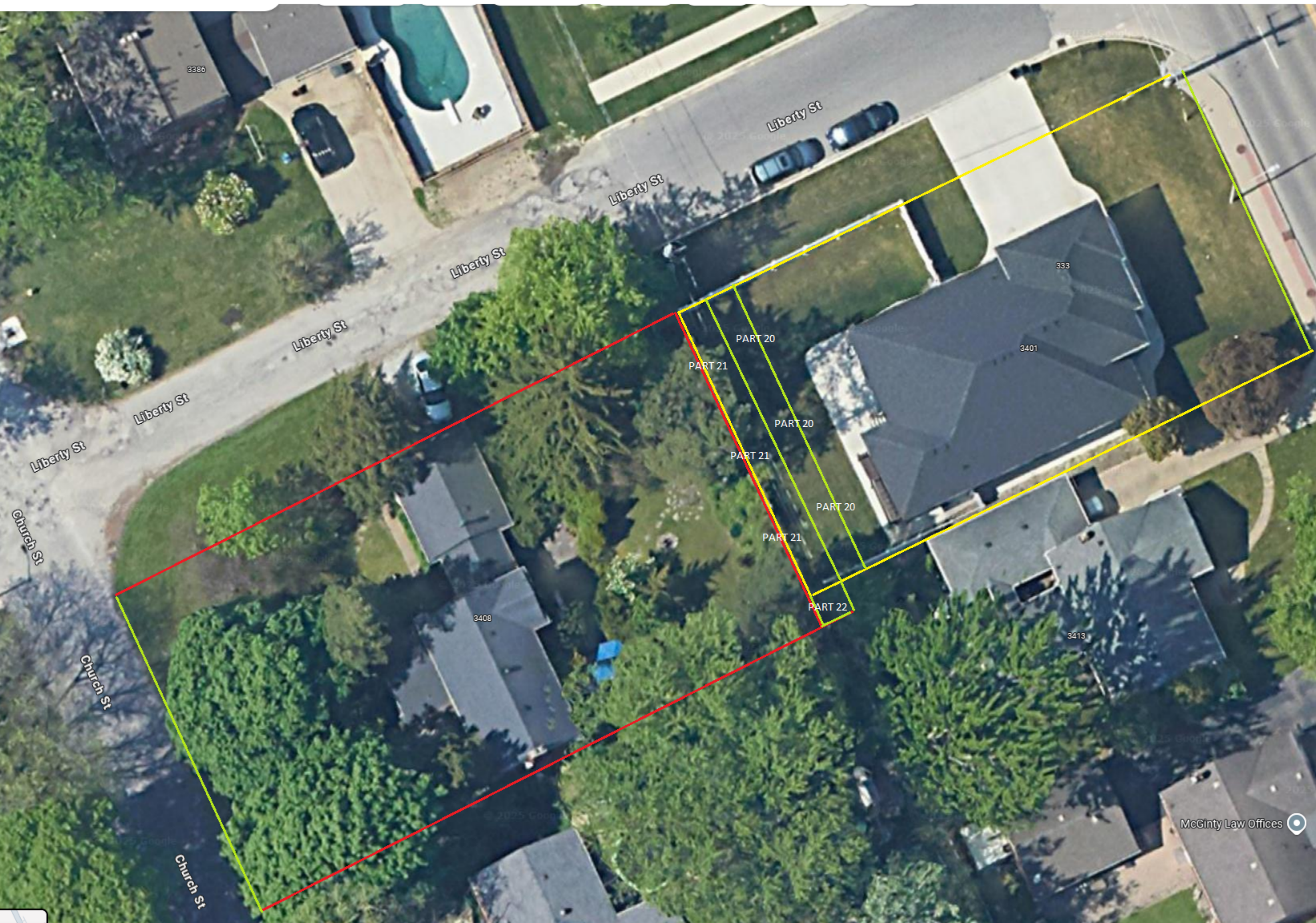
We are seeking severance of Part 20, 21, 22 from Lot 71/72 and attaching this to lot 70/69.

To the left are the proposed changes. Both parties are in agreement of the sale, purchase, and severance for the alleyway being discussed.

No structures or land alteration is required. This is residential space and was an existing alleyway that was sold by the city 6 months ago. No structures will be altered or built as a result of this.

CURRENT LAYOUT





3386

Liberty St

Liberty St

Liberty St

Liberty St

Liberty St

Liberty St

Church St

Church St

Church St

333

3401

PART 20

PART 21

PART 20

PART 21

PART 20

PART 21

PART 22

3408

3413

McGinty Law Offices



part 21

part 22

part 20

white line represents
fence currently here