

Change of Conditions: N/A

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? | | | | | | |
| | riance to a property loca | ted close to yo | ng because an application has been u. Formal notice of the hearing was given or Star on July 23, 2025. as required by the | | | |
| Sections 45(1) & 54(5) of the Planning | Act authorize the Commi | ttee of Adjustr | nent to consider these requests. | | | |
| Application details are posted on the Ci latest Administrative comments check 12:00 noon on the Friday prior to the h | the City's website page fo | _ | administrative recommendation(s). For the of Adjustment-Meeting Agenda after | | | |
| Applicant and property information: | | | | | | |
| Applicant/Owner | Authorized Agent | | Subject Property | | | |
| Laurenza Bedard Douglas Bedard | Jesse Fisher | 3408 CHURCH ST | | | | |
| Zoning of Property: Residential RD1.4 Purpose of application: Minor Variance Request: N/A | | | | | | |
| No. Requirement | Pr | roposed | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Consent Requested or Proposed: Lot A | ddition | | | | | |
| The description of the subject land: | PLAN 1305 LOTS 71 & 7 | ' 2; | CORNER; 90.00FR 120.58D | | | |
| Easement Description: PART ALLEY PL (CLOSED BY BY-LAW #68-2024 REGISTE EASEMENT AS IN CE1180064; SUBJECT CE1180066. | RED AS REGISTERED INST | RUMENT CE11 | • | | | |



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

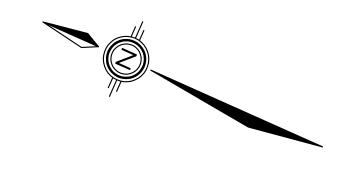
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any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



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



| I | NTEGRATION DATA | 4 |
|-------------------------|---|------------------------|
| OBSERVED REFERENCE POIL | NTS (ORPs): UTM ZONE 17 | NAD83 (CSRS) (2010.0). |
| COORDINATES TO URBAN | ACCURACY PER SECTION 14 | (2) OF O.REG 216/10. |
| POINT ID | NORTHING | EASTING |
| ORP-A | 4681198.71 | 334208.75 |
| ORP-B | 4680958.91 | 334316.07 |
| | N THEMSELVES, BE USED TO OUNDARIES SHOWN ON THIS | |

| LIN | LINE SCHEDULE | | | | | |
|-------|---------------|----------|--|--|--|--|
| LINE | BEARING | DISTANCE | | | | |
| © - D | N24°04'20"W | 222.50 | | | | |
| L1 | N65*53'40"E | 2.13 | | | | |

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

July 6th, 2022

Kevin Shiu

Representative for the

PLAN 12R-29075

Received and deposited

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN CLOCKWISE ROTATION

P 1*28'40"

D O U G A L L

AVENUE

| 22&S) | 20.12 (P,P1&S) — | 21.34 (D1/&M) | 18.29 (D16&S) 18.29 (D16 | 5&S) ———————————————————————————————————— | IB(KVL) 18.29 (D13&M) IB(OU) | 18.29 (D12&M) ———————————————————————————————————— | 18.29 (D10&S) 18.29 (D9&S) | IB(1201) 18.29 (D8&M) IB(1201) 18.29 (D7 | 8M) 18.29 (D6&M) 20 | SIE |
|-------|---|--|--|---|--|--|--|---|--|---|
| | | | | | | | | | | |
| | | Mun. No. 3401 M. | un. No. 3413 Mun. No. | 3423 Mun. No. 3433 | Mun. No. 3439 M | Mun. No. 3451 Mun. No. 3455 | Mun. No. 3461 Mun. No. 3475 | Mun. No. 3483 Mun. No. 3 | 3489 Mun. No. 3495 | |
| | | R E G / S T E | | | 8 (P&M | 84 | 8 (P&M | w | 1 3 0 5 | <u> </u> |
| | | | 30 | 30.48 | 30.48 | 30.4 | 30.48 | 30.5 | 30.4 | |
| | | LOT 70 LOT 69 | | | _ | LOT 62 LOT 61 LOT | 60 LOT 59 LOT 58 L | 07 57 107 56 107 55 | LOT 54 LOT 53 [8] | |
| | | P.I.N. 01304-0791 | P.I.N. 01304-0792 (Solution P.I.N. 0130) | P.I.N. 01304-0794 | P.I.N. 01304-0795 P.I.I | N. 01304-0796 | P.I.N. 01304-0798 | 799 P.I.N. 01304-0800 P.I.N. 01304 | 7-0801 P.I.N. 01304-0802 | |
| | | | .04 | X | 7.0 x 2.0 x 2.0 x 3.0 x | , o d d d d d d d d d d d d d d d d d d | | , o | 40". 16 (P) | (d) 41. |
| | 71.49 | 65. | PART 18 PAR | RT 16 | S S PAF | RT 13 (2) PART 11 (2) (2) | PART 9 | | | <u></u> |
| | == == == == == == == == == == == == == | PART 20 PAR | T 19 PART 17 | PART 15 | 5 PART 14 September 14 PART 14 | PART 12 | PART 8 | PART 5 PART 4 PART 3 | PART 1 | ()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()()() |
| | ====================================== | Fence 0.21 E 0.21 E | 20" W(P&M) 18.29(D16&S) | 5&S) 18.29(D14&S) | Fence -0.15E | 18.29(D12&S) 18.29(D11&S) | 18.29(D10&S) | Fence_ (D8&S) 18.29(D7&c | 0 (P&M) \$\frac{3\pi}{6\pi}\$. Fence \(\triangle \text{ Fence} \) | |
| | REGIS; | 6.09 SSIB 21.34 | 12.20 SSIB 12.20 SSIB 12.18 | SSIB 6.11 SSIB 18.29 | SSIB | 12.20 | 6.09 T SSIB 12.20 6.09 T SSIB 12.20 | 9.15 SSIB 9.15 9.15 SSIB 9.14 9.14 SSIB 12.20 Chain Link | 18.29 0.42E 18.29 Chain Link Fence 18.29 Chain Link Fence 18.29 | 1305) |
| | MAN 07 5 70 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 21.34 5.09 | Chain Link Fence X———————————————————————————————————— | Chain Link Fence 18.29 | Châin Link Fence on line 18.29 6.09 | Chain Link Fence on line 12.20 Chain Link Fence 12.20 6.09 | Chain Link Fence X X X Chain X Link Fence 6.09 12.20 | X Chain Link Fence Chain Link Fence 9.15 9.14 12.20 | 18.29 X X X X X X X X X X X X X X X X X X X | 0871 |
| | O130 | Chain Link Fence 27.43 (P&M) — Pence 0.10W N 24* 04' 20" | Fence 0.65W 24.38 (P&S) | Fence 0.51W 0.22W 24.38 (P&S) | 24.38 (P&S) | 18.29(D1&S) 18.29(D2&S) | 18.29(D3&S) 9 & Fence 0.62W | Fence O.45W 21.34 0.22W O.45W 21.34 (D5&S) —— (D4&S) 222.50 (P&M) | Fence on line E/W 24.38 (P&S) | 304 – |
| | # 4000 BY RE | PART 21 PART 22 | PART 24 | PART 25 PART 26 | PART 27 PART 28 | PART 29 PART 31 | | T 35 PART 37 PART 38 | PART 39 PART 40 | BY REG |
| | SERVE | Link Fe | 33 (M) Link Fe | - | 36.6 | PART 30 PART 3 | PART 34 | PART 36 | | САТЕР |
| | 30 RE (DEC | Chain 36.7 | 36.6 | GO ALLEY (DEDICATED P.I.N. | BY REGISTERED PLAN 1305) 01304-0827 | 36.66 Chain 36.67 | 2.9° cipq AL1 | | Chain X 36.44 (P&M) | (P&M) |
| | —————————————————————————————————————— | P.I.N. 01304-0803 | P.I.N. 01304-0804 | P.I.N. 01304-0805 | P.I.N. 01304-0806 | (S) | 817 gg P.I.N. 01304-0818 P.I.N. 0 | 1304-0819 P.I.N. 01304-0820 | 99. P.I.N. 01304-0814 G. F. | 3, 40° E |
| | - | | | " | | | | į l | | 55. |
| | z (| | LO1 /3 LO1 /4 | LO1 /5 LO1 /6 | 5 201 // 201 /8 | LOT 79 LOT 80 LOT | 81 LOT 82 LOT 83 L | OT 84 LOT 85 LOT 86 | LOT 87 LOT 88 z | z |
| | | REGVSTE | | | | | | | 7 3 0 5 | |
| | | | | (P&M) | (P&M) | | (P&M) | | | |
| | | | 40° E | 40°E | 40," E | 40" E | 40, E | 40° E | 40°, E | \sim |
| | <u> </u> | | 0.5° | 65. 53, | 65. | 65.53 | 65. 53. | 65. 53, | 65. 53. | |
| | | Mun. No. 3408 —NORTHWEST CORNER OF | Mun. No. 3412 | Mun. No. 3420 | Mun. No. 3440 | Mun. No. 3450 z Mun. No. 3460 | Mun. No. 3470 z Mun. No | . 3478 Z Mun. No. 3486 | Mun. No. 3498 | |
| | i i | | | | 1 | | | | | |

KNOWN AS CHURCH AVENUE, DEDICATED BY REGISTERED PLAN 1305) STREET

REGISTERED PLAN 1305 CITY OF WINDSOR COUNTY OF ESSEX, ONTARIO VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED. SCALE = 1:2500 2.50 5.00 10.00 15.00 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 0.999914. 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. DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET
DENOTES STANDARD IRON BAR
DENOTES SHORT STANDARD IRON BAR
DENOTES IRON BAR
DENOTES PLASTIC BAR
DENOTES WITNESS
DENOTES MEASURED
DENOTES PERPENDICULAR
DENOTES DEED
DENOTES ORIGIN UNKNOWN
DENOTES OBSERVED REFERENCE POINT
DENOTES R1355380 (D10) [
DENOTES R1157146 (D11) [
DENOTES R1279349 (D12) [
DENOTES R964946 (D13) [
DENOTES R1177505 (D14) [
DENOTES R1196243 (D15) [
DENOTES R533382 (D16) [(D10) DENOTES R123288 (D11) DENOTES R940972 (D12) DENOTES R1348631 (D13) DENOTES R375708 (D14) DENOTES R986579 (D15) DENOTES SW55205 (D16) DENOTES R139667 DENOTES R533382 (D17) DENOTES R898853 DENOTES R334266 DENOTES R124857 DENOTES NOT IDENTIFIABLE DENOTES REGISTERED PLAN 1305 (P1) DENOTES REGISTERED PLAN 1324 DENOTES PLAN 12R-27553 DENOTES W.J. FLETCHER O.L.S. (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.
(KVL) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S. N = NORTH, S = SOUTH, E = EAST, W = WEST

PLAN OF SURVEY

PART OF ALLEY

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 <u>JUNE</u> <u>17, 2</u>9

ROY A. SIMONE ONTARIO LAND SURVEYOR

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



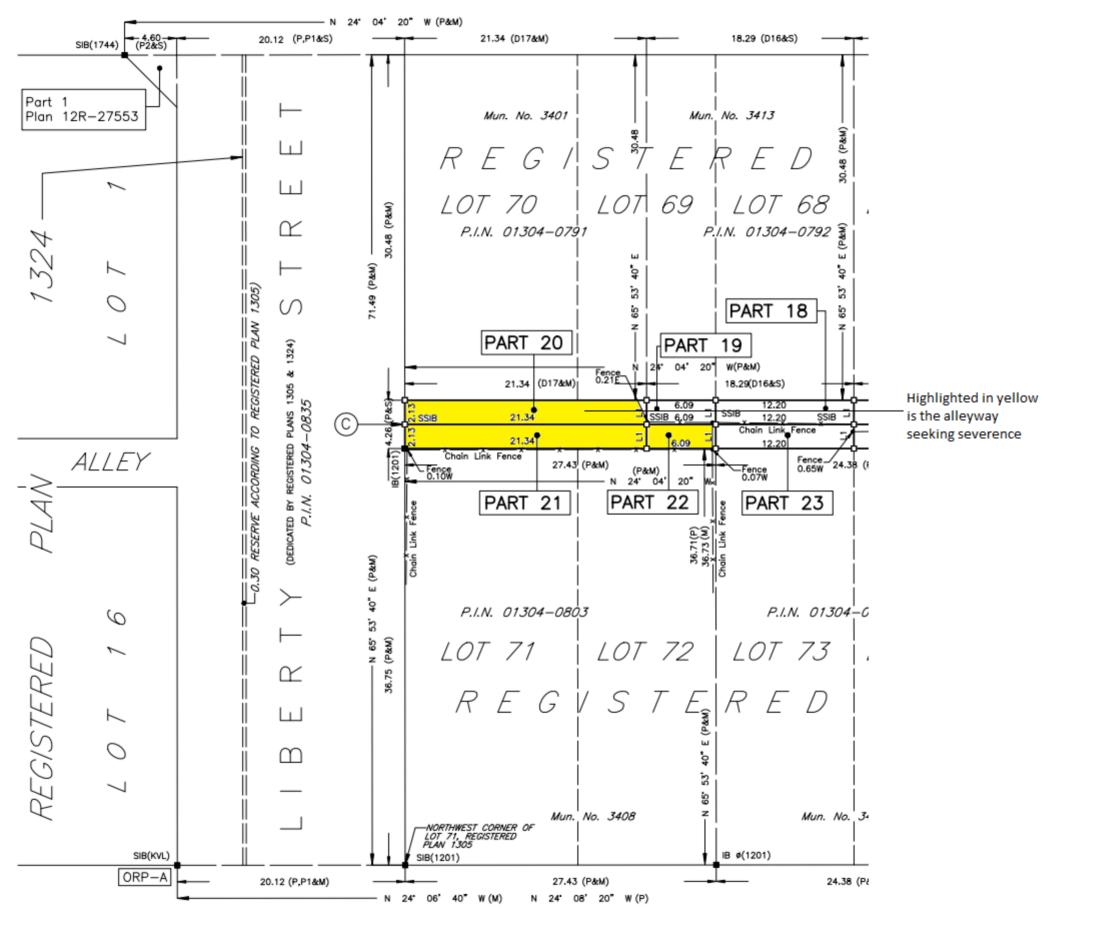
VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited

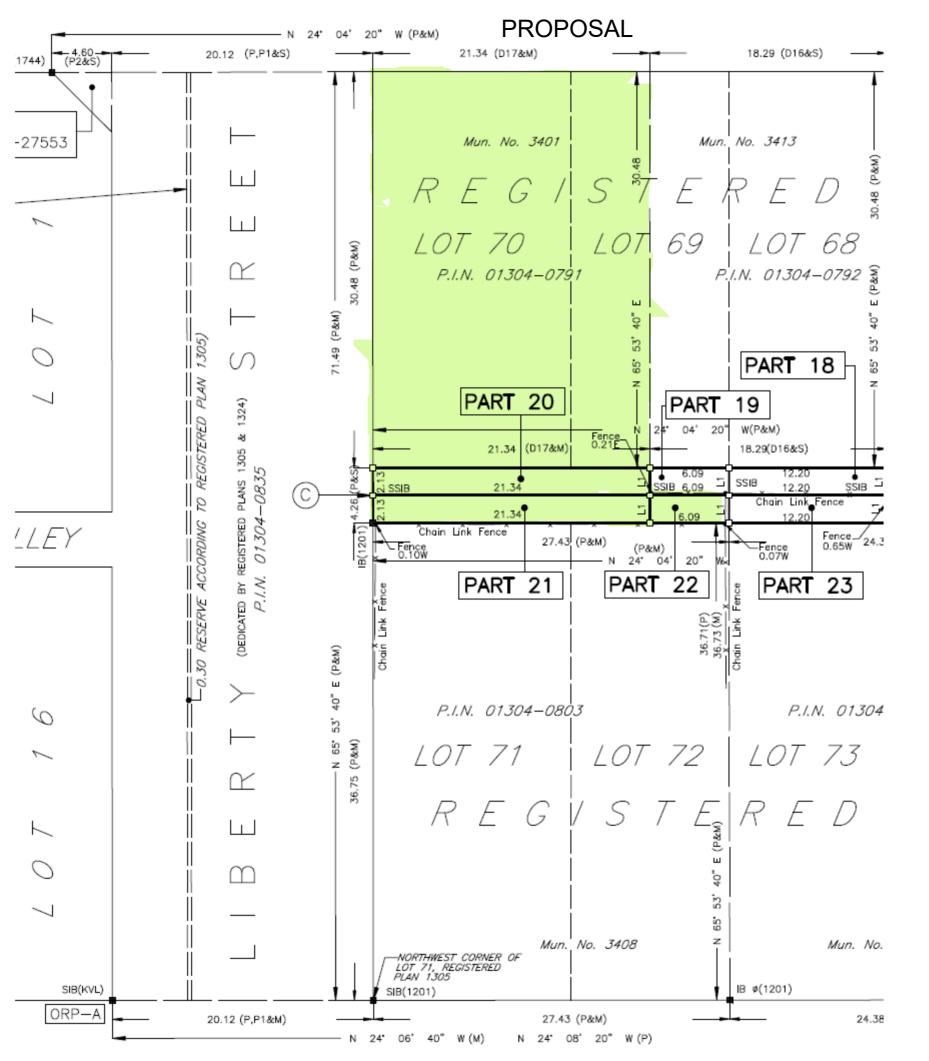
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

CHECKED BY: REFERENCE NO.:

CMM R.A.S. 22-47-074-00

CAD File: 22-47-074-00.DWG E-1305-ALLEY CAD Date: July 5, 2022 4:03 PM





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

To the left are the proposed changes. Both parties are in agreement of the sale, purchase, and severence 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

