



## SUBDIVISION / CONDOMINIUM APPLICATION

### INSTRUCTIONS

*Revised 2026 March 18*

Refer to your Planning Consultation Stage 2 Letter for application type, fees, and required supporting information. Complete this application in full. Be as detailed as possible. The City of Windsor ("City") will return an incomplete application. Direct questions to a Planner in the Development section.

Do not make payment until given instructions to do so. The City will refund or return any payment made before the City is ready to deem the application complete. Do not email any documents to a staff Planner. After 60 days of inactivity, the City will terminate the application without notice.

Submit all materials to the Senior Steno Clerk, Planning & Development Services by email at [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca), by mail to the address on page 3, or **in person** at City Hall, Second Floor, 350 City Hall Square West.

### APPLICATION TYPE

Select the application type from the drop down menu below.

Choose an item.

### FEES

Fees subject to change. The City will provide payment options when the application is ready to be deemed complete.

#### Plan of Subdivision: Draft Approval

|                                     |                                             |               |
|-------------------------------------|---------------------------------------------|---------------|
| Base Fee:                           | _____ lots/blocks at \$845.00 per lot/block | \$ _____      |
| GIS Fee                             |                                             | + \$ 50.00    |
| E-Permitting Fee                    |                                             | + \$ 40.00    |
| Legal Fee for Agreement Preparation |                                             | + \$ 2,675.00 |
| Legal Variable Fee:                 | _____ lots/blocks at \$50.00 per lot/block  | + \$ _____    |
| Total City of Windsor Fee           |                                             | = \$ _____    |

#### Plan of Condominium: Draft Approval: New Building

|                                     |                                           |               |
|-------------------------------------|-------------------------------------------|---------------|
| Base Fee:                           | _____ lots/units at \$230.00 per lot/unit | \$ _____      |
| GIS Fee                             |                                           | + \$ 50.00    |
| E-Permitting Fee                    |                                           | + \$ 40.00    |
| Legal Fee for Agreement Preparation |                                           | + \$ 2,100.00 |
| Legal Variable Fee:                 | _____ lots/units at \$50.00 per lot/unit  | + \$ _____    |
| Total City of Windsor Fee           |                                           | = \$ _____    |

# SUBDIVISION / CONDOMINIUM APPLICATION

## Condominium Conversion: Draft Approval: Existing Building

|                                                          |      |          |
|----------------------------------------------------------|------|----------|
| Base Fee                                                 | \$   | 9,375.00 |
| Additional Fee per Unit: _____ units at \$90.00 per unit | + \$ | _____    |
| GIS Fee                                                  | + \$ | 50.00    |
| E-Permitting Fee                                         | + \$ | 40.00    |
| Legal Fee for Agreement Preparation                      | + \$ | 2,100.00 |
| Legal Variable Fee: _____ units at \$50.00 per unit      | + \$ | _____    |
| Total City of Windsor Fee = \$ _____                     |      |          |

The Building Department will invoice separately a Building Services Inspection Fee for inspection and report preparation. Contact the Building Department at 519-255-6267 or [buildingdept@citywindsor.ca](mailto:buildingdept@citywindsor.ca).

## Plan of Subdivision/Condominium: Extension of Draft Approval

|                                         |      |              |
|-----------------------------------------|------|--------------|
| Base Fee                                | \$   | 4,120.00     |
| E-Permitting Fee                        | + \$ | <u>40.00</u> |
| Total City of Windsor Fee = \$ 4,160.00 |      |              |

## Plan of Subdivision/Condominium: Amendment to Draft Approval

|                                         |      |              |
|-----------------------------------------|------|--------------|
| Base Fee                                | \$   | 4,515.00     |
| GIS Fee                                 | + \$ | 50.00        |
| E-Permitting Fee                        | + \$ | <u>40.00</u> |
| Total City of Windsor Fee = \$ 4,605.00 |      |              |

## Plan of Subdivision/Condominium: Final Approval & Registration

|                                       |      |              |
|---------------------------------------|------|--------------|
| Base Fee - Per Registration           | = \$ | 645.00       |
| E-Permitting Fee                      | + \$ | <u>40.00</u> |
| Total City of Windsor Fee = \$ 685.00 |      |              |

Payment of this fee is per registration, and you must pay prior to final approval and registration of every draft approved Plan of Subdivision, Plan of Condominium, and Condominium Conversion.

## Plan of Subdivision/Condominium: Amendment to Agreement

|                                         |      |                 |
|-----------------------------------------|------|-----------------|
| Base Fee                                | \$   | 3,775.00        |
| E-Permitting Fee                        | + \$ | 40.00           |
| Legal Fee for Agreement Preparation     | + \$ | <u>1,050.00</u> |
| Total City of Windsor Fee = \$ 4,865.00 |      |                 |

## SUBDIVISION / CONDOMINIUM APPLICATION

### Plan of Condominium: Amalgamation of Condominium Corporation

|                             |      |              |
|-----------------------------|------|--------------|
| Base Fee                    | \$   | 2,305.00     |
| E-Permitting Fee            | + \$ | <u>40.00</u> |
| Total City of Windsor Fee = |      | \$ 2,345.00  |

### Essex Region Conservation Authority (ERCA) Fee

If the subject land is in the Limit of Regulated Area, the City will add an ERCA fee based on type of application to the Total City of Windsor Fee above. The ERCA fee is separate from any fees for a permit or clearance required by ERCA. The ERCA Fee Schedule is available on the ERCA [website](#).

**Other Fees:** The City may charge the following fees in the future:

Renotification Fee \$2,795.00

Required when an applicant requests a deferral after the City gives notice of a public meeting.

#### Engineering Review Fee

The City of Windsor Engineering Department will collect a fee equal to 4% of total municipal infrastructure construction costs excluding water, hydro, telecommunication, and gas infrastructure. The fee is payable before you submit construction drawings to the City Engineer or their designate for signature. Engineering will confirm the total value of construction based on then estimate provided by the developer's Consulting Engineer. Contact: Engineering: Development Division, [developmenteng@citywindsor.ca](mailto:developmenteng@citywindsor.ca) or [519-255-6257](tel:519-255-6257)

### CONTACT INFORMATION

Planning & Development Services  
City of Windsor  
350 City Hall Square West, Suite 320  
Windsor ON N9A 6S1

Telephone: [519-255-6543](tel:519-255-6543)  
Fax: 519-255-6544  
Email: [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)  
Web Site: [citywindsor.ca](http://citywindsor.ca)

# SUBDIVISION / CONDOMINIUM APPLICATION

## PLAN REQUIREMENTS

**Number of Copies Required:** Submit six (6) full size paper copies of the draft plan, and a digital copy of the CAD files of the draft plan in DWG, PDF, and JPG formats. File names should be logical and indicate the nature of the file and include the SDN or CDM file number (SDN 000-00 or CDM 000-00) or the applicant's name and site location.

For example, "SDN000-00 draft plan.dwg" or "Applicant Name-Site Location-Draft Plan.dwg".

**Draft Plan Requirements:** All plans must be in metric. Draw all draft plans to scale and indicate all items required by Section 51(17) of the [Planning Act](#) and the City of Windsor as follows:

1. Boundaries of the land you are subdividing, certified by an Ontario Land Surveyor, and based on NAD83, Zone 17.
2. Locations, widths and names of proposed roads, streets, highways and rights-of-way within the proposed subdivision and existing roads, streets, highways, and rights-of-way abutting the proposed subdivision.
3. On a key plan, with a scale of not less than one cm to 100 m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which such land forms the whole or part;
4. Purpose for which you will use the proposed lots for.
5. Existing uses of all adjoining lands.
6. Approximate dimensions and layout of the proposed lots and/or blocks.
7. If you are proposing any affordable housing units, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units.
8. Natural and artificial features such as buildings, structures or installations, railways and rail yards, highways, roads, streets and trails, hydro lines and public utilities, watercourses, drainage ditches, wetlands & wooded areas, archaeological or heritage features, and significant plant and wildlife habitat (including ESAs & ANSIs) within or adjacent to the land being subdivided.
9. Availability and nature of domestic water supplies.
10. Nature and porosity of the soil.
11. Existing contours or elevations to determine the grade of the streets, roads and highways and the drainage of the land that you are proposing to subdivide.
12. Municipal services available or are to be available to the land you are proposing to subdivide.
13. Nature and extent of any restrictions affecting the land you are proposing to subdivide including restrictive covenants, easements, or the Airport Operating Area.
14. Floodplains, flood ways, flood prone areas, and flood elevations.

## Condominium Draft Plan Requirements

In addition to the above requirements, draft plans proposing condominium ownership must include:

1. Proposed exclusive use areas of the common element such as backyards and parking.
2. Roadways and pedestrian access to proposed private units.

# SUBDIVISION / CONDOMINIUM APPLICATION

## SUBDIVISION / CONDOMINIUM PROCESS

Review the [Planning Act](#) and relevant regulations, and the City of Windsor [Official Plan](#) for statutory requirements. Direct all questions to the assigned Planner. The process is as follows:

1. Within 30 days of the receipt of the application, you will receive written notification that the City is deeming the application incomplete or ready to be complete. If you completed the Planning Consultation process, this review period will be shorter.
2. If incomplete, the assigned Planner will indicate the revisions required prior to resubmitting the application - no further processing will occur. If the City is ready to deem the application complete, it will provide you with payment options. After the City processes payment, fees are not refundable, and the City will deem the application complete, will circulate it to departments and external agencies for comment, and will make submitted documents [available](#) to the public.
3. Following circulation, the assigned Planner prepares, and the City Planner and other staff review, the draft staff report. When the draft report receives internal approval, the City will schedule the application for a future meeting of the Development and Heritage Standing Committee (DHSC).
4. The DHSC meeting is the public meeting required by the *Planning Act*. The City will advertise public notice of the DHSC meeting in the Windsor Star newspaper 20 days prior to the meeting. The City may mail a courtesy notice to property owners within 200 metres of the subject land.
5. Ten days prior to the DHSC meeting, the staff report is made available to DHSC members, the Applicant / Agent, and to the public at <https://opendata.citywindsor.ca/Tools/CouncilAgendas>.
6. At the DHSC meeting, the assigned Planner may make a presentation. Any party may make an oral submission or submit a written submission. The DHSC may ask questions of any party that made a submission. DHSC may recommend draft approval or denial or defer the application.
7. If deferred, the DHSC will consider the application along with any additional information at a future DHSC meeting. If recommended for approval or denial, we will forward the staff report and the minutes of the DHSC meeting to City Council for decision at a future date. Council Services will notify the Applicant, Agent and all interested parties of the date, time, and location of the Council meeting. Call 311 or contact Council Services at [519-255-6211](tel:519-255-6211) or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).
8. The application may be on the Consent Agenda of the Council Meeting, a part of the meeting where Council approves several matters with one motion. If the application is not on the Consent Agenda, a staff planner may make a presentation. Any party may make an oral submission or submit a written submission. Council may draft approve, deny, or defer the application.
9. Only prescribed persons as defined in the *Planning Act*, or the Applicant, may appeal the decision of Council. To file an appeal with the [Ontario Land Tribunal](#) (OLT), submit your request online through the [OLT E-File Portal](#) or completing the [appeal form](#) and submitting it to City of Windsor Council Services ([519-255-6211](tel:519-255-6211) or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)). If the City receives no appeal, an agreement is prepared for signature and registration on title.
10. You must fulfill the conditions of draft approval prior to the expiry of draft approval. It is the responsibility of the registered owner or applicant to obtain confirmation from departments and agencies that you have fulfilled the conditions of draft approval. Some agencies may require that you forward a copy of the completed subdivision agreement to them prior to notifying the City that you have fulfilled the conditions.

## **SUBDIVISION / CONDOMINIUM APPLICATION**

### **FINAL APPROVAL & REGISTRATION REQUIREMENTS**

When you are ready to obtain final approval and register the plan, you must submit the following:

1. Fee for Final Approval & Registration.
2. One mylar copy of the plan that the City will register.
3. Five paper copies of the plan that the City will register, one of which has the AOLS Plans Submission Form attached to it; and
4. One digital file transfer device containing geo-referenced CAD files of the plan the City will register.

### **EXPIRY DATES & CONDITIONS**

It is the responsibility of the property owner to be aware of all conditions and expiry dates and to complete all conditions or obtain approval from City Council or the delegated approval authority to extend draft approval, prior to the expiry date. The City of Windsor does not send reminders regarding conditions and expiry dates.

Read the staff report, draft approval, final approval, and agreements carefully and take note of all conditions and expiry dates in these documents.

When submitting an extension to draft approval, allow for sufficient time to process the application and to obtain approval of the extension. Submission, or acceptance, of an application for an extension to draft approval does not automatically extend the expiry date.

Other municipal departments and external agencies may have their own requirements, fees, and approvals in addition to the requirements, fees and approvals listed in this application.



# SUBDIVISION / CONDOMINIUM APPLICATION

## 1. PLANNING CONSULTATION & SUPPORTING INFORMATION

Valid Planning Consultation Stage 1 and Stage 2 letters will list what supporting information you must submit with this application.

Planning Consultation  
Stage 1 File Number:

PC- 108-25

Planning Consultation  
Stage 2 File Number:

PC- 052-26

☐

No Valid Planning Consultation Letter

If the Planning Consultation Letter expired or you did not proceed with the Planning Consultation process, the review to determine if the application is complete will take longer and the City may deem the application incomplete, which will delay processing.

All drawings and plans shall be in JPG and PDF format. All other documents shall be in Word and PDF format. Flatten all PDF files with no layers and 'Printing' and 'Content Copying' allowed. If you are submitting companion applications, provide only one set of documents.

In addition to the requirements in the Planning Consultation letter, you must submit the following documents with this application:

- a) Property Deed, Transfer, Offer to Purchase, or Agreement of Purchase and Sale
- b) Corporation Profile Report if the Applicant or Registered Owner is a corporation.
- c) Plan, Sketch, or Survey of Subject Land showing existing conditions, buildings, & structures.
- d) Conceptual Site Plan: See Section 7 for drawing requirements.

You are responsible for evaluating the site and the proposal to ensure that the development will conform to the interests of the health, safety, and welfare of existing and future residents, for filling in the application, and for supplying all documents necessary to constitute a complete application. You must conduct supporting studies prior to submitting this application.

The City makes all supporting information submitted with the application available for public review.

## 2. COMPANION & FUTURE APPLICATIONS

Indicate companion applications you are submitting with this application:

☐

Official Plan Amendment

☐

Zoning By-law Amendment

Indicate which applications you may submit in the future for the subject land:

☐

Part Lot Control

☐

Plan of Condominium

☐

Plan of Subdivision

☐

Consent to Sever

☐

Site Plan Control – see Note 1 below

Note 1: If a development proposal requires Site Plan Control, you may submit the Planning Consultation application for Site Plan Control after the Subdivision or Condominium have received Draft Approval. Final Approval of the Site Plan Agreement may be conditional on the Subdivision or Condominium receiving Final Approval.

## SUBDIVISION / CONDOMINIUM APPLICATION

### 3. CONTACT INFORMATION

If the applicant is a numbered company, provide the name of the principals of the company in a separate document. If there is more than one Applicant or Registered Owner copy this page and submit with this application. All communication is with the authorized Agent or Applicant.

#### Applicant

|         |                          |         |            |
|---------|--------------------------|---------|------------|
| Name    | J Rauti Development Inc. | Contact | John Rauti |
| Address |                          |         |            |
| Phone   |                          |         |            |
| Email   |                          |         |            |

#### Registered Owner ☒ Same as Applicant

|         |  |         |  |
|---------|--|---------|--|
| Name    |  | Contact |  |
| Address |  |         |  |
| Phone   |  | Fax     |  |
| Email   |  |         |  |

#### Authorized Agent ☐ Same as Applicant

|         |                           |         |                |
|---------|---------------------------|---------|----------------|
| Name    | Dillon Consulting Limited | Contact | Rukma Ramdenee |
| Address |                           |         |                |
| Phone   |                           |         |                |
| Email   |                           |         |                |

#### Ontario Land Surveyor

|         |                          |         |            |
|---------|--------------------------|---------|------------|
| Name    | Verhaegen Land Surveyors | Contact | Roy Simone |
| Address |                          |         |            |
| Phone   |                          |         |            |
| Email   |                          |         |            |



## SUBDIVISION / CONDOMINIUM APPLICATION

### 4. SUBJECT LAND INFORMATION

Street address, roll number, and legal description may be available at the following links:

[Public Property Inquiry](#) and [Property and Parcels Data Viewer](#). Copy and paste the information into the appropriate boxes below.

**Street Address**

3586, 3592, 3597, 3598 Sutton Avenue, Windsor, ON, N9E 0A6

Include  
Postal Code

**Roll Number**

3739-070-090-03868-0000, 3739-070-090-03869-0000,  
3739-070-090-03870-0000, 3739-070-090-03871-0000,

**Legal  
Description**

PLAN 12M635; LOTS 11-14

**Mortgages,  
Charges or  
Other  
Encumbrances**

Name/Address

☒ None

**Easement or  
Restrictive  
Covenant**

☒ None

**Dimensions**

Metric Units

| Frontage / Width (m) | Depth (m) | Area (m <sup>2</sup> ) |
|----------------------|-----------|------------------------|
| 19.1m - 20.0m        | 36.0m     | 684.0 sq.m             |

**Official Plan  
Designation**

Residential

**Zoning**

Residential District 1.2  
(RD1.2)

## SUBDIVISION / CONDOMINIUM APPLICATION

### Current Uses

Indicate how long uses have continued

Vacant

### Former Uses

Check all that apply

AGRICULTURAL



COMMERCIAL

☐

INDUSTRIAL

☐

INSTITUTIONAL

☐

PARKLAND

☐

RESIDENTIAL

☐

VACANT LAND



OTHER

☐

**Contamination** Is there reason to believe that current of former uses on the subject land may have contaminated the subject or adjacent land?

NO ☒

YES ☐

UNKNOWN ☐

If available, submit any Phase 1 or Phase 2 Environmental Site Assessment or any Record of Site Condition with this application.

**Archaeological Potential** Is the Subject Land located in an Archaeological Potential Zone (APZ) or an Archaeological Sensitive Area (ASA)?

NO ☒

YES ☐

UNKNOWN ☐

If yes, contact the Heritage Planner at [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca).

## 5. PREVIOUS APPLICATIONS

Is this a resubmission of a previous plan?

NO ☒

YES ☐

Previous Plan / File #: \_\_\_\_\_

Indicate the file numbers of previous applications. If unknown, leave blank.

Plan of Subdivision or Consent

NO ☒

YES ☐

File: \_\_\_\_\_

Plan of Condominium

NO ☒

YES ☐

File: \_\_\_\_\_

Official Plan Amendment

NO ☒

YES ☐

File: \_\_\_\_\_

Zoning By-law Amendment

NO ☒

YES ☐

File: \_\_\_\_\_

Site Plan Control

NO ☒

YES ☐

File: \_\_\_\_\_

Minister's Zoning Order

NO ☒

YES ☐

OR#: \_\_\_\_\_

## SUBDIVISION / CONDOMINIUM APPLICATION

### 6. PLANNING CONFORMITY

If the proposed development requires an Official Plan Amendment or a Zoning By-law Amendment, Planning & Development Services must have received it or you must submit it with this application, otherwise the City will return this application as incomplete.

Is the plan consistent with Provincial Planning Statement? NO ☐ YES ☒

Does the plan conform to the City of Windsor Official Plan? NO ☐ YES ☒

If No, you must submit a companion application for an Amendment to the Official Plan.

Does the plan comply with the Zoning By-law? NO ☐ YES ☒

If No, you must submit a companion application for an Amendment to the Zoning By-law.

### 7. PLAN OF CONDOMINIUM INFORMATION

#### New Construction

Has the City approved a Site Plan? NO ☒ YES ☐ → Attach Approved Site Plan

Site Plan Agreement registered? NO ☐ YES ☐ → Attach Site Plan Agreement

Has a Building Permit been issued? NO ☐ YES ☐ → Attach Building Permit

Building Status: Not Under Construction ☐ Under Construction ☐

Completed ☐ → Date Completed: \_\_\_\_\_

Are any units occupied? NO ☐ YES ☐ → Number of units: \_\_\_\_\_

#### Conversion of a Building Containing Residential Rental Units (Condominium Conversion)

Is this an application to convert a building containing residential units to condominium status?

NO ☐ YES ☐ → Submit a Structural Integrity Report

Does the building contain any residential rental units?

NO ☐ YES ☐ → Attach a Rent Roll with the names of all tenants, the rent paid by each tenant, and their unit number.

How many rental units will you be converting? \_\_\_\_\_

Are tenants willing to purchase units if converted to condominium?

NO ☐ YES ☐ → Attach documentation signed by tenants Do Not Know ☐

#### Exemption from Section 9(3) of the Condominium Act

Are you applying for an exemption pursuant to Section 9(3) of the Condominium Act?

NO ☐ YES ☐ → Attach your request for an exemption signed by the registered owner.

## SUBDIVISION / CONDOMINIUM APPLICATION

### 8. PROPOSED LAND USES

Complete this section in full. Missing or incorrect information will delay processing.

| ALL APPLICATIONS              |                          |                              |               |                     |                          | CONDOMINIUM ONLY     |                |
|-------------------------------|--------------------------|------------------------------|---------------|---------------------|--------------------------|----------------------|----------------|
| Proposed Use                  | Number of Lots or Blocks | Number of Units or Dwellings | Hectares (ha) | Density (units/ ha) | Number of Parking Spaces | Date of Construction | Floor Coverage |
| Detached Residential          | 4                        | 4                            | +/-0.3ha each |                     | Condo Only               |                      |                |
| Semi-detached Residential     |                          |                              |               |                     | Condo Only               |                      |                |
| Multiple Attached Residential |                          |                              |               |                     |                          |                      |                |
| Apartment Residential         |                          |                              |               |                     |                          |                      |                |
| Seasonal Residential          |                          |                              |               |                     |                          |                      |                |
| Mobile Home                   |                          |                              |               |                     |                          |                      |                |
| Other Residential             |                          |                              |               |                     |                          |                      |                |
| Commercial                    |                          |                              |               |                     |                          |                      |                |
| Industrial                    |                          |                              |               |                     |                          |                      |                |
| Institutional (specify)       |                          |                              |               |                     |                          |                      |                |
| Park or Open Space            |                          |                              |               |                     |                          |                      |                |
| Roads                         |                          |                              |               |                     |                          |                      |                |
| Other (specify)               |                          |                              |               |                     |                          |                      |                |
| TOTAL                         | 4                        | 4                            |               |                     |                          |                      |                |

## SUBDIVISION / CONDOMINIUM APPLICATION

### 9. PROPOSED PUBLIC CONSULTATION STRATEGY

What is your strategy for consulting with the public? Check all that apply.

☐

Public Notice & Public Meeting as required by the *Planning Act*

☐

Open House. If known, date, time & location:

☐

Website. Enter URL:

☐

Other. Describe:

### 10. SITE APPRAISAL AND EVALUATION

Give a brief description of the existing land use, buildings, infrastructure, vegetation, topography, and drainage of the subject land:

The site is an existing residential subdivision.

### 11. MITIGATION OF ENVIRONMENTAL EFFECTS

What measures have been or will be taken to mitigate adverse environmental effects from the proposed development on the surrounding areas and to mitigate adverse effects from the surrounding areas on the proposed development? In agricultural areas, consult with the [Ministry of Agriculture, Food and Agribusiness](#). If you foresee potential adverse environmental effects, the City recommends that you consult with the [Ministry of Environment, Conservation and Parks \(MECP\)](#) and the [Essex Region Conservation Authority \(ERCA\)](#).

The site is an existing residential subdivision.

## SUBDIVISION / CONDOMINIUM APPLICATION

### 12. INFRASTRUCTURE

**WATER:** How will you be providing water to the subject land?

☒

Public piped water system

☐

Private individual well

☐

Private communal well

**SANITARY SEWAGE:** How will you be disposing of sanitary sewage from subject land?

☒

Public sanitary sewage system

☐

Private individual septic system: see Notes 2 & 3

☐

Private communal septic system: see Notes 2 & 3

Note 2: Submit a Servicing Options Report and a Hydrogeological Report if any of the following apply:

- More than five lots or units on private individual or communal wells,
- Five or more lots or units on private individual or communal septic systems.
- Less than five lots or units on private individual or communal septic systems, which will produce more than 4,500 litres of effluent per day because of the completion of the development.

Note 3: Submit a Hydrogeological Report if the plan would permit development of less than five lots or units on private individual or communal septic systems, which will produce 4,500 litres of effluent or less per day because of the completion of the development.

**STORM DRAINAGE:** How will you be providing storm drainage? Check all that apply.

☒

Sewers

☐

Ditches

☐

Swales

☐

Other

**ACCESS:** How will you access to the subject land? Check all that apply.

☒

Municipal Road

☐

Provincial Highway

☐

Other Right-of-way

☐

Water: see below

If access to the subject land is by water only, describe the parking and docking facilities used or that you will use and provide the distance (metres or kilometres) of these facilities from the subject land and the nearest public road:

☒

See attached drawing or Conceptual Site Plan



# SUBDIVISION / CONDOMINIUM APPLICATION

## 13. AUTHORIZATION

### Authorization to Enter Upon the Subject Land and Premises and for Applicant and any Agent to Submit the Application and Required Information

I, J Rauti Development Inc. c/o John Rauti,

am the Registered Owner of the subject land described in Section 4 and hereby authorize members of City Council & the Development & Heritage Standing Committee and staff of The Corporation of the City of Windsor to enter upon the subject land and premises for the purpose of evaluating this application and the Applicant and Agent listed in Section 3 to submit this application and required information.

This is their authority for doing so.

 **JOHN RAUTI**

06/19/26

Signature of Registered Owner

Date: YYYY-MM-DD

If Corporation – I have authority to bind the Corporation

## 14. ACKNOWLEDGEMENT

**Application Processing:** Submission of this application does not constitute a complete application. The City will review all materials to determine completeness. Inaccurate or missing information will delay processing. Once the application is deemed complete, fees are non-refundable. If there is no activity on the file for 60 days, the City may terminate the application without notice.

**Sharing of Information:** Subject to the [Planning Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), the City may share the application and submitted material with external agencies and the public for the purpose of evaluating the application.

**Municipal Department and External Agency Requirements:** Other municipal departments and external agencies may have their own requirements, fees, and approvals in addition to the requirements, fees and approvals described in this application, in any staff reports, and in any agreements. I am responsible for reading, and noting any expiry dates in, the staff report, draft approval, final approval, and agreements.

**Archaeological Resources:** If archaeological resources are found during grading, construction, or soil removal activities all work in that area must cease immediately. I will [notify](#) the City's Planning & Development Services and Manager of Culture and Events, and the Ontario Archaeology Program Unit (APU) to confirm that all archaeological requirements are satisfied before resuming work.

**CONTINUED ON NEXT PAGE**

## SUBDIVISION / CONDOMINIUM APPLICATION

### 14. ACKNOWLEDGEMENT (Continued)

**Human Remains:** If human remains are encountered during grading, construction or soil removal activities all work in that area must cease. I will secure the site and contact the Windsor Police Service at 911 or the coroner so that they may determine whether the skeletal remains are human and whether the remains constitute a part of a crime scene. The police or coroner will notify the APU and the Registrar at the Ontario Ministry of Public and Business Service Delivery and Procurement, if needed, and the APU will provide notification and satisfactory confirmation.

**Potentially Contaminated Site:** I am responsible for complying with provincial legislation, guidelines, and the City's Official Plan policies regarding potentially contaminated lands. Reasonable effort must be made to identify contamination on the subject property. As a condition of approval, the City may require a Record of Site Condition (RSC), signed by a qualified person and filed in the Environmental Site Registry, along with acknowledgment from the Ministry of the Environment, Conservation and Parks (MECP). The City may also require a Declaration from the qualified person confirming that the City may rely on the RSC. The City is not responsible for identifying or remediating contaminated sites, and I agree not to hold the City, its officers, employees, or agents liable for any loss, damage, or costs related to environmental cleanup or claims.

**Species at Risk:** Under Ontario's [Endangered Species Act, 2007](#), it is my responsibility to ensure compliance with all provisions protecting endangered and threatened species and their habitats. This may include registering an activity or obtaining permits or authorizations from MECP prior to undertaking any work that could impact protected species. Approval under the Planning Act does not constitute approval under the Endangered Species Act, nor does it exempt the applicant from obtaining necessary authorizations. For guidance, contact MECP at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) or visit <https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>.

**My signature below is acknowledgement that I read, understand, and agree with the above statements.**

Authentisign  
*JOHN RAUTI*

06/19/26

Applicant



Agent



Date: YYYY-MM-DD

**Complete Section 15 on next page**

# SUBDIVISION / CONDOMINIUM APPLICATION

## 15. SWORN DECLARATION OF APPLICANT

Complete in the presence of a Commissioner for Taking Affidavits. If you administer this declaration remotely, you must be able to see, hear and communicate with the Commissioner throughout the entire transaction and show documentation that confirms your identity.

I, J Rauti Development Inc. c/o John Rauti, solemnly declare that the information required by the *Planning Act, Schedule 1* to *Ontario Regulation 544/06*, and the City of Windsor and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with *Ontario Regulation 431/20*, and I 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.

Authentisign  
**JOHN RAUTI**

Signature of Applicant

*Sign in the presence of a  
Commissioner for Taking Affidavits*

Location of Applicant at  
Time of Declaration

The administration of this declaration is in accordance with *Ontario Regulation 431/20*.  
Every person who administers a declaration remotely shall keep a record of the transaction.



Declared  
before me

*[Signature]*

at the

Signature of Commissioner  
for Taking Affidavits

Location of Commissioner

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
day month year

*Place an imprint of, or if administered remotely enter the information on, your stamp below*

**MELANIE ANNE MUIR,**  
a Commissioner, etc., Province of Ontario,  
for Dillon Consulting Limited.  
Expires May 16, 2028.

**LAST PAGE OF THIS APPLICATION**