

August 13, 2024

**RE: PUBLIC CONSULTATION MEETING
PROPOSED DEVELOPMENT – 520 Grand Marais Road**

Dear Neighbouring Resident:

I am the owner of the property located at 520 Grand Marais Road West (more specifically shown by the attached map). I am looking to develop this property with one (1) beautifully designed single detached residence. Since this property is currently zoned for RD1.4 (Low Density Housing), I am in the process of completing a Zoning Bylaw Amendment (ZBA) that will support the division of the existing residential parcel into two lots. Lot 2 would contain the existing residential dwelling with accessory garage structure. Lot 1 is proposed to contain a single detached dwelling. No ADU's are proposed. There will be 2 parking spaces on each lot for both the new residence and the existing residence at 520 Grand Marais.

Prior to applying to the City of Windsor Planning Department, I would like to take the opportunity to meet with you through a **zoom (virtual) meeting**. The purpose of this meeting is to provide a discussion for the applicant and surrounding property owners/residents to review the proposal and to address any questions you may have regarding the ZBA. My planner and I will gather your comments for consideration and incorporate them into the development where possible, feasible and appropriate.

You are invited to attend a virtual zoom meeting if you wish to discuss or have questions for me to address. To receive an invitation to this virtual meeting, please provide an email request to my planner, Jackie Lassaline and she will email you back the link to the virtual meeting: jackie@lassalineplan.ca or myself at Deniz Orak Deniz Orak: orakstucco@hotmail.com

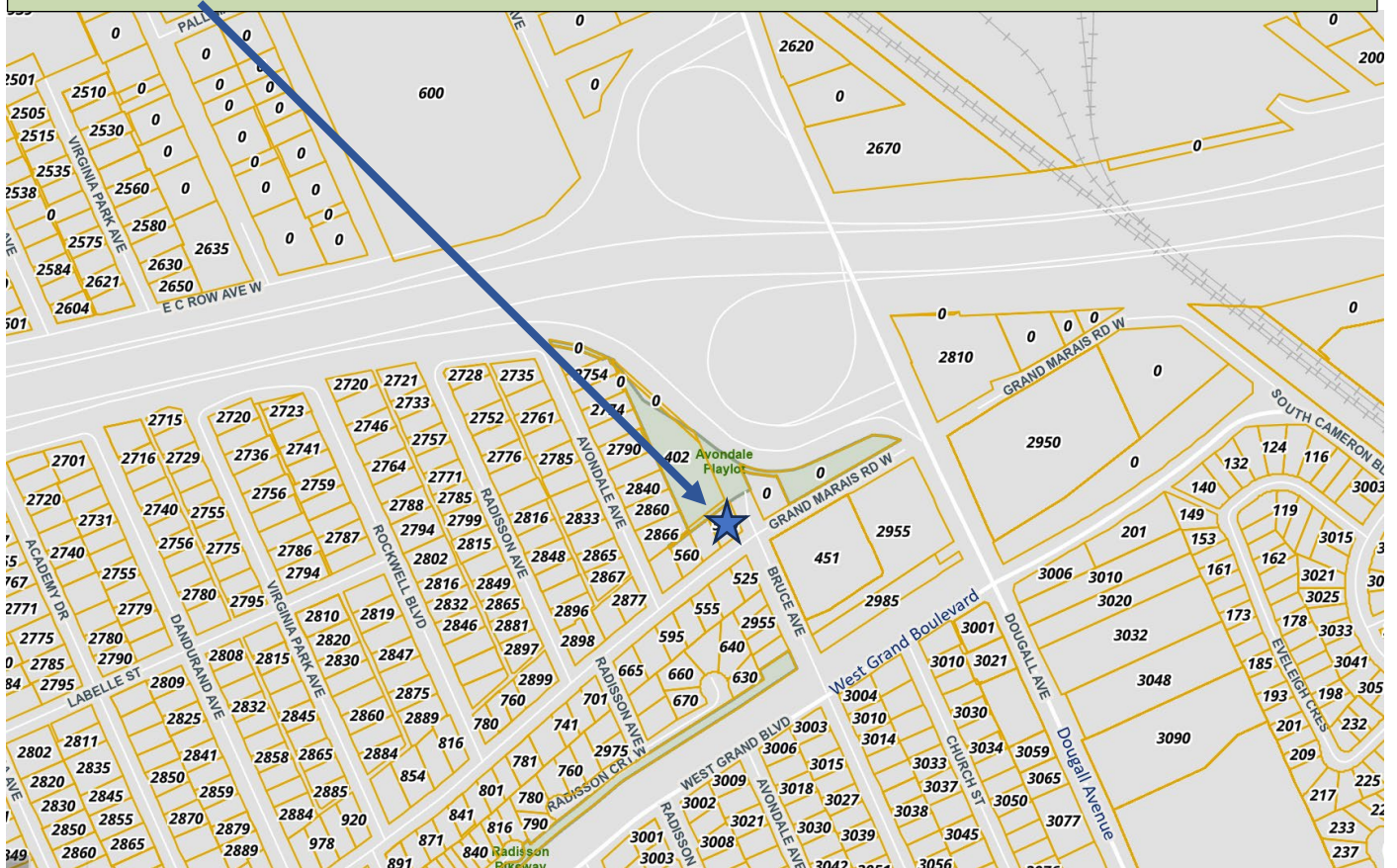
Thursday, August 29th between 5:00PM to 6:00PM

Please note this meeting is an informational meeting based on preliminary plans, which may be altered prior to final submittal of the application to the City. However, these plans were developed to give the public a realistic understanding of the look and scale of this development. I look forward to discussing this proposal with you in detail.

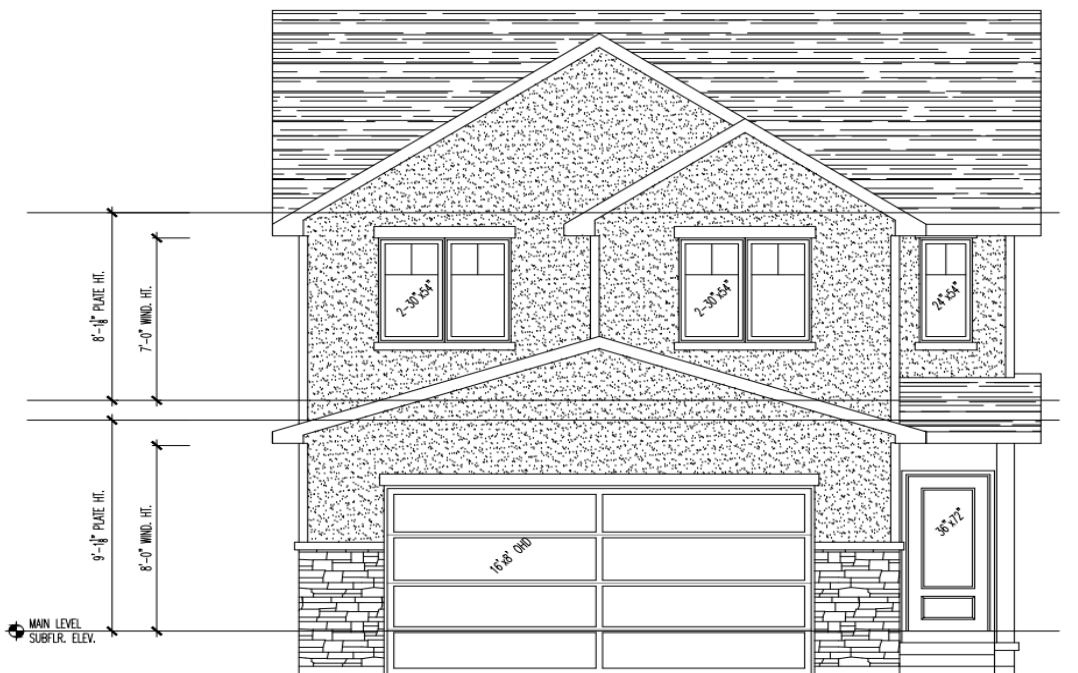
If you are unable to attend the meeting in person, you may reach out to my Planning Consultant, Jackie Lassaline with any questions or concerns, at

Sincerely, Deniz Orak

520 Grand Marais Rd W - PROPOSED NEW RESIDENCE LOCATION



520 GRAND MARAIS - PROPOSED NEW SINGLE DETACHED



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$