

Notice of Public Hearing – Committee of Adjustment Application

File # A-063/25 and B-053/25

Date Mailed: August 20, 2025

Electronic hearing:

By videoconference on September 4, 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 August 20, 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

LEGAL DESCRIPTION: PLAN 1325; LOTS 647 & 648; PT CLOSED ALLEY; RP 12R27600; PARTS 1 & 5

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: WILLIAM ANTHONY PALAZZOLO</p> <p>Applicant Name: Joe Palazzolo</p>		1975 TOTTEN ST/ 0 RANKIN AVE

PURPOSE OF APPLICATION

Minor Variance and Consent - Consent for lot addition. Requesting relief from front lot line definition.

By-Law	Provision	Provision Description	Requirement	Proposed
		n/a	n/a	Amend the front lot line from the lot line adjacent to Rankin Ave. to the lot line adjacent to Totten Ave.

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)

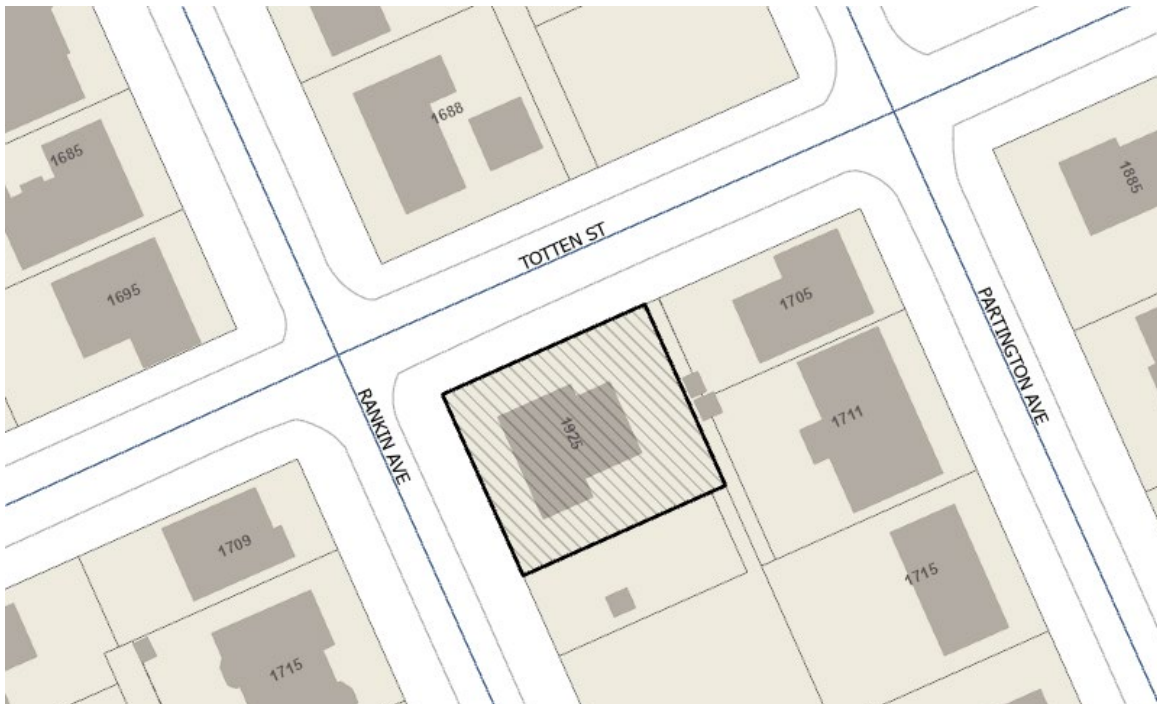
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration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

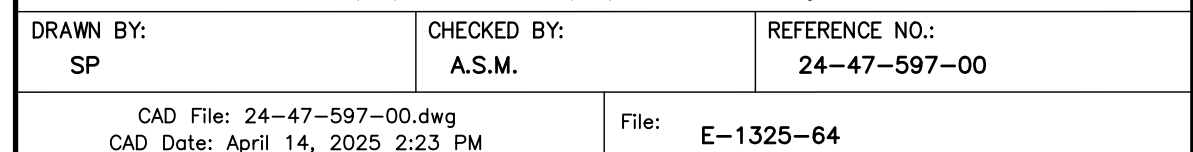
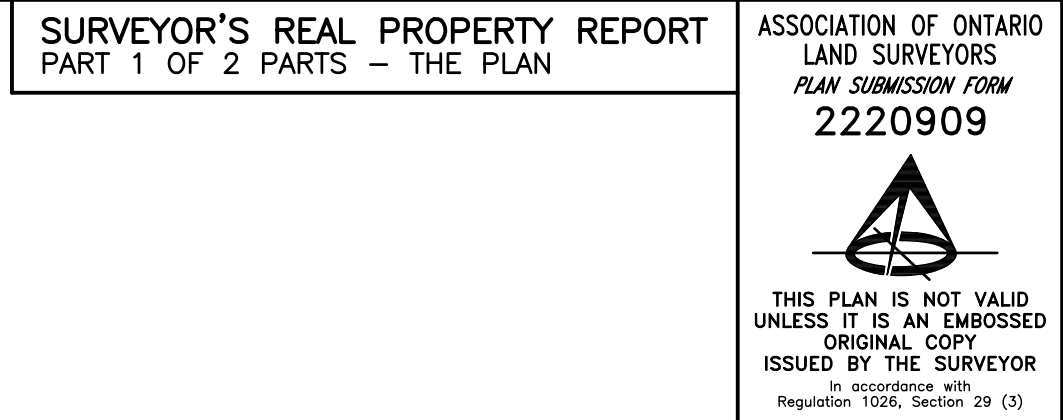
Notice of Decision

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





REGISTERED PLAN 1325

SURVEYOR'S REAL PROPERTY REPORT
PART 1 OF 2 PARTS - THE PLAN

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2220909
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 103E, Section 29 (3)



TOPOGRAPHIC SURVEY

OF
LOTS 644, 645
PART OF LOT 646

AND
PART OF ALLEY, (CLOSED BY JUDGE'S ORDER REGISTERED
AS INST. No. R762805, SUBJ. TO EASE.)
REGISTERED PLAN 1325

IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:200

0 2.00 4.00 8.00 12.00 20.00 METRES

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

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
DRP-A	4683864.41	331133.93
DRP-B	4683817.61	331186.03

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN DRP-A AND DRP-B IS N48°04'00"W 70.04

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 0.999927

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.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SSIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB # DENOTES ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES CONCRETE PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JOB
WT. DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
OBS DENOTES OBSERVED REFERENCE POINT
(N) DENOTES NOT IDENTIFIABLE (CU) DENOTES ORIGIN UNKNOWN
(PRO) DENOTES PROPORTIONAL (CALC) DENOTES CALCULATED
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(P) DENOTES REGISTERED PLAN 1325
(P1) DENOTES PLAN 12R-27600

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 17th DAY OF DECEMBER, 2024

DATE APRIL 14, 2025

Andrew S. Mantha

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR



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

SURVEYING
MAPPING
GIS

DRAWN BY: SP CHECKED BY: A.S.M. REFERENCE NO.: 24-47-597-00

CAD File: 24-47-597-00.dwg
CAD Date: April 14, 2025 2:23 PM

File: E-1325-64

KNOWN AS TOTTEN STREET
(SUPERIOR STREET)
(DEDICATED BY REGISTERED PLAN 1325)

LEGEND

- MHH DENOTES HYDRO MANHOLE
- MHS DENOTES SEWER MANHOLE
- MHT DENOTES TELEPHONE MANHOLE
- MHTR DENOTES TRAFFIC MANHOLE
- MHW DENOTES WATER MANHOLE
- CB DENOTES CATCH BASIN
- DCB DENOTES DOUBLE CATCH BASIN
- LSc DENOTES LIGHT STANDARD CONCRETE
- LSt DENOTES LIGHT STANDARD STEEL
- LSw DENOTES LIGHT STANDARD WOOD
- UPc DENOTES UTILITY POLE CONCRETE
- UPs DENOTES UTILITY POLE STEEL
- UPw DENOTES UTILITY POLE WOOD
- GP DENOTES GUY POLE
- GW DENOTES GUY WIRE
- Bol DENOTES BOLLARD
- PM DENOTES PARKING METER
- my DENOTES INVERT
- ◆ FH DENOTES FIRE HYDRANT
- ◆ WM DENOTES WATER METER
- ◆ WVS DENOTES WATER VALVE (Service)
- ◆ WVM DENOTES WATER VALVE (Main)
- ◆ GM DENOTES GAS METER
- ◆ GV DENOTES GAS VALVE
- ◆ HM DENOTES HYDRO METER
- PedT DENOTES TELEPHONE PEDESTAL
- PedTV DENOTES CABLE TV PEDESTAL
- TRa DENOTES TRAFFIC SIGN
- TRag DENOTES TRAFFIC SIGNAL
- TRsb DENOTES TRAFFIC SIGNAL BOX
- TH DENOTES TESTHOLE
- ◆ BM DENOTES BENCH MARK
- △ HCP DENOTES HORIZONTAL CONTROL POINT
- VCP DENOTES VERTICAL CONTROL POINT
- SC DENOTES SEWER CLEANOUT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN
TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR
(NTS) NOT TO SCALE.

- C — C — C — DENOTES OVERHEAD CABLE TV LINE
- G — (pipe size) — G — DENOTES GAS LINE
- H — H — H — DENOTES OVERHEAD HYDRO LINE
- CS — (pipe size) — CS — DENOTES COMBINED SEWER
- SA — (pipe size) — SA — DENOTES SANITARY SEWER
- ST — (pipe size) — ST — DENOTES STORM SEWER
- T — T — T — DENOTES OVERHEAD TELEPHONE LINE
- W — (pipe size) — W — DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"
(CABLE = UC HYDRO = UH TELEPHONE = UT)

ALLEY
(CREATED BY JUDGE'S ORDER REGISTERED
AS INST. No. R762805, SUBJ. TO EASE.)

PART 7

PLAN

1325

12R

30079

RANKIN AVENUE
(DEDICATED BY REGISTERED PLAN 1325)
P.I.N. 01555 - 5560

SITE BENCHMARK

TOP OF FIRE HYDRANT - 184.45

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC NETWORK

BENCH MARK

BENCH MARK 402
ST. PATRICK'S SEPARATE SCHOOL, 1880 TOTTEN AVENUE; THE PLATE IS
LOCATED ON THE SOUTH WALL 3.87m EAST OF THE WEST WALL AND 0.39m
ABOVE GROUND.

ELEVATION 184.98

SITE BENCH MARK

TOP OF FIRE HYDRANT AS SHOWN ON PLAN.

ELEVATION 185.45

CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE
APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION