

COMMITTEE OF ADJUSTMENT

APPLICANT: GEFU ZHU, YAN MIN LIN

ADDRESS: 1013/1015 CALIFORNIA AVENUE



SUBJECT LANDS



DATE: DECEMBER 19, 2024 FILE NO.: A-071/24

CITY OF WINDSOR

File: A-071/24

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on December 4, 2024.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner: GEFU ZHU, YAN MIN LIN Location: 1013-1015 CALIFORNIA AVE

Legal Description: PLAN 50; PT BLOCK D; LOT 16 **Zoning:** Residential RD2.1

& PT LOT 15, PART 2 on

12R28244

Official Plan: Residential

Explanation: Construct a semi-detached dwelling exceeding maximum gross floor area, thereby

requesting the following relief:

Section 11.1.5.10 - Maximum Gross Floor Area

By Law Requirements	Proposed	
400 m^2	480 m^2	

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: December 19, 2024 at 3:30 PM

Where: VIA VIDEO CONFERENCE

(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson Dated: December 5, 2024

Secretary-Treasurer, Committee of Adjustment

Tel: 519-255-6543 Fax: 519-255-6544 Email: jwatson@citywindsor.ca

Web: www.citywindsor.ca

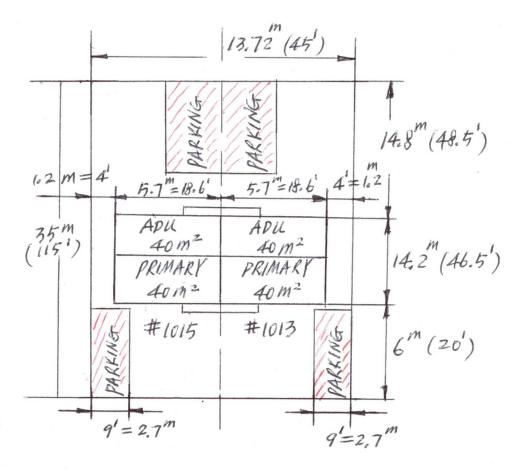
Suite 210, 350 City Hall Square West Windsor ON N9A 6S1

1	Application information					
	Name of ALL Owners Gefu Zhu / Yanm	nin Lin	Contact 51998	^{No.} 316971	Business T	elephone No.
	Address 1051 Stoneybrook Cres, Windsor, ON sunstone.international@gmail.com E-Mail Address:				Postal Cod N9G 2R2	-
	Name of Contact Person/Agent (if different than owner)		Contact	Contact No.		elephone No.
	Address		Postal Code		Fax No.	
	E-Mail Address:					
	PAYMENT CONTACT INF	FORMATION ONLY:				
	Name: Gefu Zhu					
	Contact No: 5199816971					
2	Date application submitte Oct 3, 2024	<u> </u>				
3	Residential	isions applying to the land:				
5	RD 2.1	ovisions applying to the land:	By-law Sor	tion etc. and re	lief requested	1)
3	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Under zoning zoning bylaw 8600, 11.1.5.8 (RD2.1), gross floor area is: 400 m2, Request 480 m2 gross floor area to construct a semi detached dwelling with two attached ADUs.				'	
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) When constructing a semi, due to party wall, the bedroom windows can only be located on 3 sides. This reduces the design flexibility. After adding on ADUs, the additional requirements for fire separation walls and stairs for separate entrances, living areas would be greatly reduced as a result of all the constraints.				ration walls	
7	Legal Description of the S					
	Municipality Windsor	Street Name California Ave		Street Addres		
	Concession Number(s)	Registered/reference Plan No.		Lot/Part No.(s)		
	Parcel No.			PLAN 50; PT BLOCK D; LOT 16 & PT LOT 15; RP 12R28244; PART 2		
8		ted: THIS SECTION MUST BE CO	OMPLETE			
	Lot Frontage/Width 13.72 meter	35 meter			Lot Area 480.20 SQM	
9	Access				Yes	No
	(check appropriate space)	Provincial Highway		N	00000	
10	Water Supply	Publicly owned and operated piped wa Privately owned and operated			0 0 0	000
		Individual or communal wellLake or other water bodyOther				
11	Sewage Disposal	Publicly owned and operated piped s systemPrivately owned and operated individ system	ual or comm	unal septic tank		000

	T				
12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)			
13	The existing uses of the				
	Department (Zoning Co	·	status to the P	lanning	
14	The proposed uses of the	e subject land:			
		semi detached residential dwelling			
15	Whether any buildings of	or structures are proposed to be built on the subject land.			
	■ Yes □ No □ Ur	known			
	of building or structure,	is yes, for each building or structure please provide on the o the setback from the front lot line, rear lot line, and side lot ure and the dimensions or floor area of the building or struc	lines, the heigh		
16	Date the subject land wa Jan 15, 2021	s acquired by the current owner.		Unknown	
17	•	ildings or structures on the subject land were constructed.		Unknown	
18	The length of time that t	he existing uses of the subject land have continued.	•	Unknown	
19	If known, whether the su	bject land has ever been the subject of an application unde	r section 45 of t	he Act?	
	□ Yes ■ No □Un	known			
	If yes, describe briefly:	Year: Type of Relief:			
20		bject land is the subject of an application under the Act for	approval of a p	lan of	
	☐ Yes ■ No □	Jnknown			
	16 4l	and the still and			
21	If yes, the status of the Applications submitted	application: without the noted requirements will be considered incomple	te Included	Not	
	and will be returned.	nineas ine nesas reganemento nin ae conciacióa incompil		Applicable	
	Minimum Standards for	Drawings:			
	Ontario Regulations 200 showing the following: i	/96 of the Planning Act provides the requirement of a sketchts:		X	
	a) The boundaries an	d dimensions of the subject land.			
	the subject land, in land, indicating the	and type of all existing and proposed buildings and structures on dicating the distance of the buildings or structures on the subject distance of the buildings or structures from the front yard lot line d side yard lot lines.	:		
	on land that is adja affect the application	ocation of all natural and artificial features on the subject land and cent to the subject land that, in the opinion of the applicant, may on. Examples include buildings, railways, roads, watercourses, ver or stream bands, wetlands, wooded areas, wells and septic		X	
	d) The current uses o	n land that is adjacent to the subject land.			
		and name of any roads withing or abutting the subject land, it is an unopened road allowance, a public travelled road, a priva ay.	ite	X	
	f) If access to the sul facilities to be used	oject land is by water only, the location of the parking and dockin	g		
	g) The location and n	ature of any easement affecting the subject land.			
	The required sketch map has been included with this application form. ☐ Yes ■ No				

Note: Drawings must be in metric units.

Examples of acceptable drawings can be obtained upon request.



1013/1015 CALIFORNIA

Propose: A semi-detached dwelling with two additional dwelling units (ADUs) Two story Style

Each level including ADU: $80^{m^2} = 40^m + 40^m = 860^{50}$ Total Gross Floor Area: $450^m = 80^m \times 3 \times 2$ sines

Lot Coverage: 34070Proposed Building Height: $8.8m = 29^t$

NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993102

INTEGRATION DATA

COORDINATES ARE REDIVED FROM ORID ORSEDVATIONS LISING THE CAN NET
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
ORP-A	N15370521.13	E1083521.46
ORP-B	N15370703.60	E1083439.67
	N THEMSELVES, BE USED TO DUNDARIES SHOWN ON THIS	

REGISTERED PLAN

P. I. N. 0 1 2 2 0 - 0 4 4 2

CALIFORNIA AVENUE

(50' WIDE PER REGISTERED PLAN 50)



5 0

	PARTS SCHEDULE					
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)		
1	PART OF LOT 15, (Block 'D')	REGISTERED PLAN 50	ALL OF	663		
2	LOT 16 & PART LOT 15	NEGISTENED I EAR 30	01221-0460	5.176		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE JUNE 6, 2020

RECEIVED AND DEPOSITED

PLAN 12R-28244

2020/06/08 DATE

JAYDEN KRUC

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PLAN OF SURVEY

LOTS 15 and 16, (In BLOCK 'D') REGISTERED PLAN 50

ANDREW S. MANTHA

ONTARIO LAND SURVEYOR

CITY OF WINDSOR COUNTY OF ESSEX, ONTARIO

© VERHAEGEN · STUBBERFIELD · HARTLEY · BREWER · BEZAIRE INC.

SCALE : 1"=20' FEET 100.0 10.0 20.0

LEGEND

ALL MONUMENTS SHOWN THUSLY

ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR

SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR

IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR

IB DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR

DENOTES CÚT-CROSS

CC CP DENOTES 5mm X 50mm STEEL PIN DENOTES SURVEY MONUMENT FOUND

DENOTES SURVEY MONUMENT SET AND MARKED 1744

DENOTES WITNESS

DENOTES PERPENDICULAR
DENOTES SET

(M) DENOTES MEASURED

(D) DENOTES DEED DENOTES OBSERVED REFERENCE POINT

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE

POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN (P1) DENOTES PLAN 12R-21899 DENOTES REGISTERED PLAN 50

(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S. (1194) DENOTES JOHN B. SMEETON INC., O.L.S. (1007) DENOTES G. STEPHEN HOOK, O.L.S.

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, 2020.

DATE APRIL 1, 2020



ONTARIO LAND SURVEYOR for VERHAEGEN · STUBBERFIELD · HARTLEY BREWER · BEZAIRE INC.



944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com CHECKED BY: REFERENCE NO .: A.J.M.

DRAWN BY: A.S.M. 20-47-573-00 CAD Date: April 7, 2020 2:29 PM CAD File: 20-47-573-00.dwg FILE: 20-47-573-00 E-50-BLK D-1

IB ø(1194)	_	- N 24° 11' 00" W IB(1744)	200.00'(P&M) ————————————————————————————————————	
	ORP-B 50.00' (P&M)	25.00' —— 25.00' —— 5.0' (P&S) (P&S) (S) (S) (S) (S) (S) (S) (S) (S) (S) (45.00'	
115.00 (M)	(B L O C K	(X), (a), (b), (c), (c), (c), (c), (c), (c), (c), (c	5.00° (P1&M) 108° (P)	, , , ,
0 1 2 2 1 - 0	P. I. N. 0 1 2 2 1 - 0 2 3 0	Vinyl-Sided Dwelling Mun. No. 1011 P. I. N. 01221 - 0457	PART 2	P. I. N. P. I. N. 01221 - 0233 01221 - 0234
P. 1. N.		5.3'-	B	
LOT 10	LOT 11 LOT 12	LOT 13 LOT 14 19 LO	OT 15 LOT 16 15 LOT 17	
IB(1744)	50.00' (P&S) IB	50.0' (P) 51.67' (S/P)	50.0' (P) 51.67' (S/P) 45 00'	150.45'(M)
	N24°08'40"W		3.35' (P1&M) SIB(1007)	N24*13'50"W

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

10' wide ALLEY P. I. N. 01221-0361