



COMMITTEE OF ADJUSTMENT

APPLICANT : GEFU ZHU, YAN MIN LIN

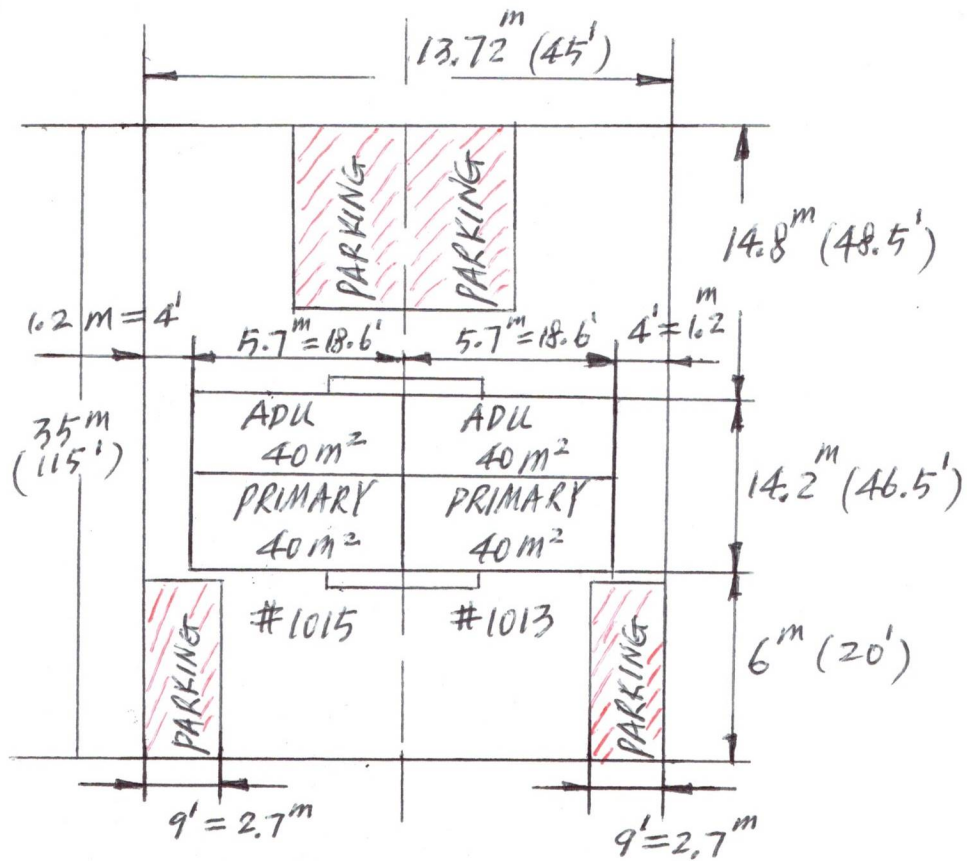
ADDRESS : 1013/1015 CALIFORNIA AVENUE

 SUBJECT LANDS

N.T.S.



1	Application Information		
	Name of ALL Owners Gefu Zhu / Yanmin Lin	Contact No. 5199816971	Business Telephone No.
	Address 1051 Stoneybrook Cres, Windsor, ON sunstone.international@gmail.com		Postal Code N9G 2R2
	E-Mail Address:		
	Name of Contact Person/Agent (if different than owner)	Contact No.	Business Telephone No.
Address		Postal Code	Fax No.
E-Mail Address:			
PAYMENT CONTACT INFORMATION ONLY:			
Name: Gefu Zhu			
Contact No: 5199816971			
2	Date application submitted to the City of Windsor. Oct 3, 2024		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: RD 2.1		
5	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.		
7	Legal Description of the Subject Land(s)		
	Municipality Windsor	Street Name California Ave	Street Address 1013 / 1015
	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	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 13.72 meter	Depth 35 meter	Lot Area 480.20 SQM
9	Access (check appropriate space)	Provincial Highway Municipal road, maintained all year Municipal road, seasonally maintained Other public road Right of way Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	Yes No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



1013/1015 CALIFORNIA

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

Each level including ADU: $80 \text{ m}^2 = 40 + 40 = 80 \text{ m}^2$ ^{SSF}

Total Gross Floor Area: $480 \text{ m}^2 = 80 \text{ m}^2 \times 3 \times 2 \text{ SIDES}$

Lot Coverage: 34.0%

Proposed Building Height: 8.8 m = 29'

NOTES

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

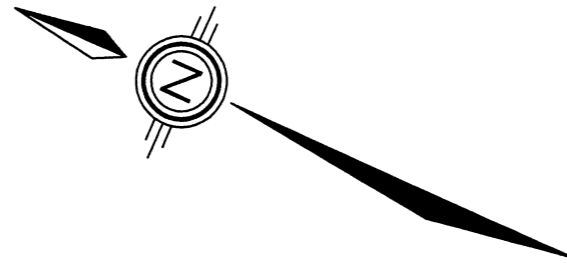
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993102

INTEGRATION DATA

COORDINATES ARE 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

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



PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART OF LOT 15, (Block 'D')	REGISTERED PLAN 50	ALL OF 01221-0460	663
2	LOT 16 & PART LOT 15 (Block 'D')			5,176

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

DATE JUNE 6, 2020

Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-28244
RECEIVED AND DEPOSITED

DATE 2020/06/08

JAYDEN KRUC

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

PLAN OF SURVEY
OF
LOTS 15 and 16, (In BLOCK 'D')
REGISTERED PLAN 50
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

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

SCALE : 1"=20'



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 φ DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED (O) DENOTES DEED
 - ORP 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
 - (P) DENOTES REGISTERED PLAN 50 (P1) DENOTES PLAN 12R-21899
 - (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:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 2020.

DATE APRIL 1, 2020

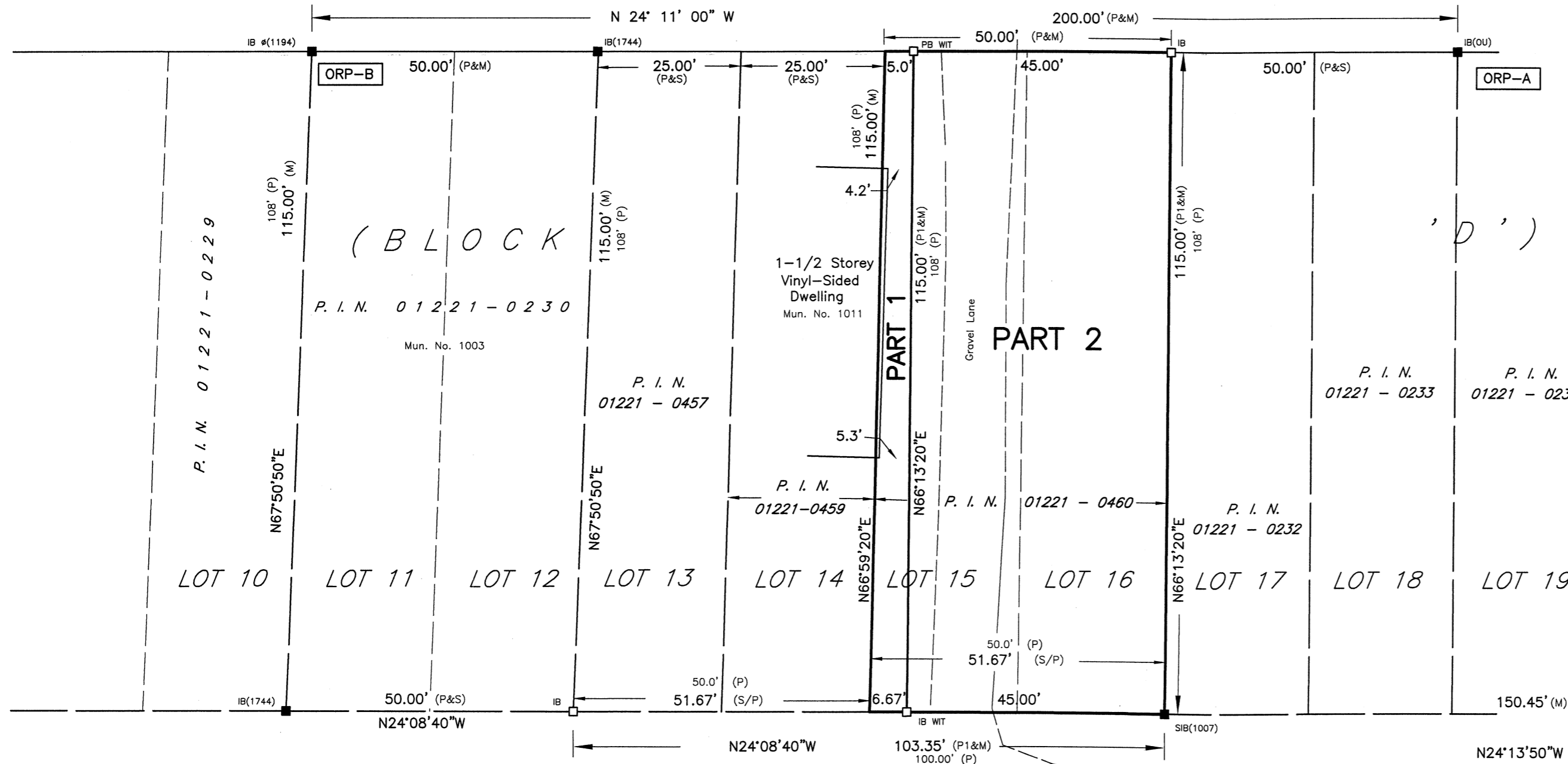
Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

REGISTERED PLAN 50

P. I. N. 01220-0442

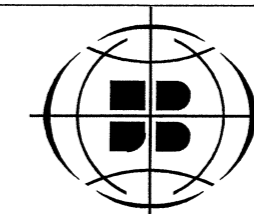
CALIFORNIA AVENUE

(50' WIDE PER REGISTERED PLAN 50)



"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



VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING
A DIVISION OF J.D. BARNES LTD. GIS

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

DRAWN BY: A.J.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 20-47-573-00
FILE: 20-47-573-00	E-50-BLK D-1	CAD Date: April 7, 2020 2:29 PM CAD File: 20-47-573-00.dwg

88cm x 36cm (34 in x 14 in)