



COMMITTEE OF ADJUSTMENT

APPLICANT : FAISAL BAOTHMAN

ADDRESS : 1655 MARK AVENUE

 SUBJECT LANDS

 LOT ADDITION

N.T.S.



CITY OF WINDSOR

File: A-076/24

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: FAISAL BAOTHMAN **Location:** 1655 MARK AVE

Legal Description: PLAN 1342 LOT 38 **Zoning:** Residential RD1.2

Official Plan: Residential

Explanation: Accommodate a single unit dwelling with reduced minimum lot width and minimum lot area for the retained lot only, thereby requesting the following relief:

Section 10.2.5.1 – Minimum Lot Width – Retained lot only (PT 3)

By Law Requirements	Proposed
12.0 m	11.08 m

Section 10.2.5.2 – Minimum Lot Area - Retained lot only (PT 3)

By Law Requirements	Proposed
360.0 m ²	351.2 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
Secretary-Treasurer, Committee of Adjustment

Dated: December 5, 2024

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

Tel: 519-255-6543

Fax: 519-255-6544

Email: jwatson@citywindsor.ca

Web: www.citywindsor.ca

1	Application Information		
	Name of ALL Owners Faisal Boathman	Contact No. 437-987-9844	Business Telephone No.
	Address 3600 Academy Drive, Windsor, ON		Postal Code N9E 2H9
	E-Mail Address: Faskba@gmail.com		
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc. c/o Tracey Pilon-Abbs, RPP	Contact No. 226-340-1232	Business Telephone No.
Address 23669 Prince Albert Rd., Chatham, ON		Postal Code N7M 5J7	Fax No.
E-Mail Address: tracey@pillonabbs.ca			
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Contact No:			
2	Date application submitted to the City of Windsor. September 27, 2024		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: RD1.2		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Relief from section 10.2.5.1 to decrease the min lot width from 12.0m to 11.08m and 10.2.5.2 to decrease the min lot area from 360.0 m2 to 351.2 m2.		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) The existing house crosses the existing lot line. Relief will allow the severance and the house will sit on its own lot. The existing shed and carport to be removed.		
7	Legal Description of the Subject Land(s)		
	Municipality Windsor	Street Name Mark Avenue	Street Address 1655
	Concession Number(s)	Registered/reference Plan No. Plan 1342	Lot/Part No.(s) Lot 37
	Parcel No. PIN: 01210-0731 LT	ARN: 37-39-080-600-00500-0000	
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 11.08 m	Depth XXX 31.70 m	Lot Area 31.70m 351.2 m2
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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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"/> <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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	The existing uses of the subject land: Existing residential use NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).		
14	The proposed uses of the subject land: Proposed residential use		
15	Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.		
16	Date the subject land was acquired by the current owner.	2024 <input type="checkbox"/> Unknown	
17	The date the existing buildings or structures on the subject land were constructed.	<input checked="" type="checkbox"/> Unknown	
18	The length of time that the existing uses of the subject land have continued.	<input checked="" type="checkbox"/> Unknown	
19	If known, whether the subject land has ever been the subject of an application under section 45 of the Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If yes, describe briefly: Year: _____ Type of Relief: _____		
20	If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If yes, the status of the application: _____		
21	Applications submitted without the noted requirements will be considered incomplete and will be returned. <u>Minimum Standards for Drawings:</u> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its: a) The boundaries and dimensions of the subject land. b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines. c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank. d) The current uses on land that is adjacent to the subject land. e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way. f) If access to the subject land is by water only, the location of the parking and docking facilities to be used. g) The location and nature of any easement affecting the subject land. The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Included <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Not Applicable <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

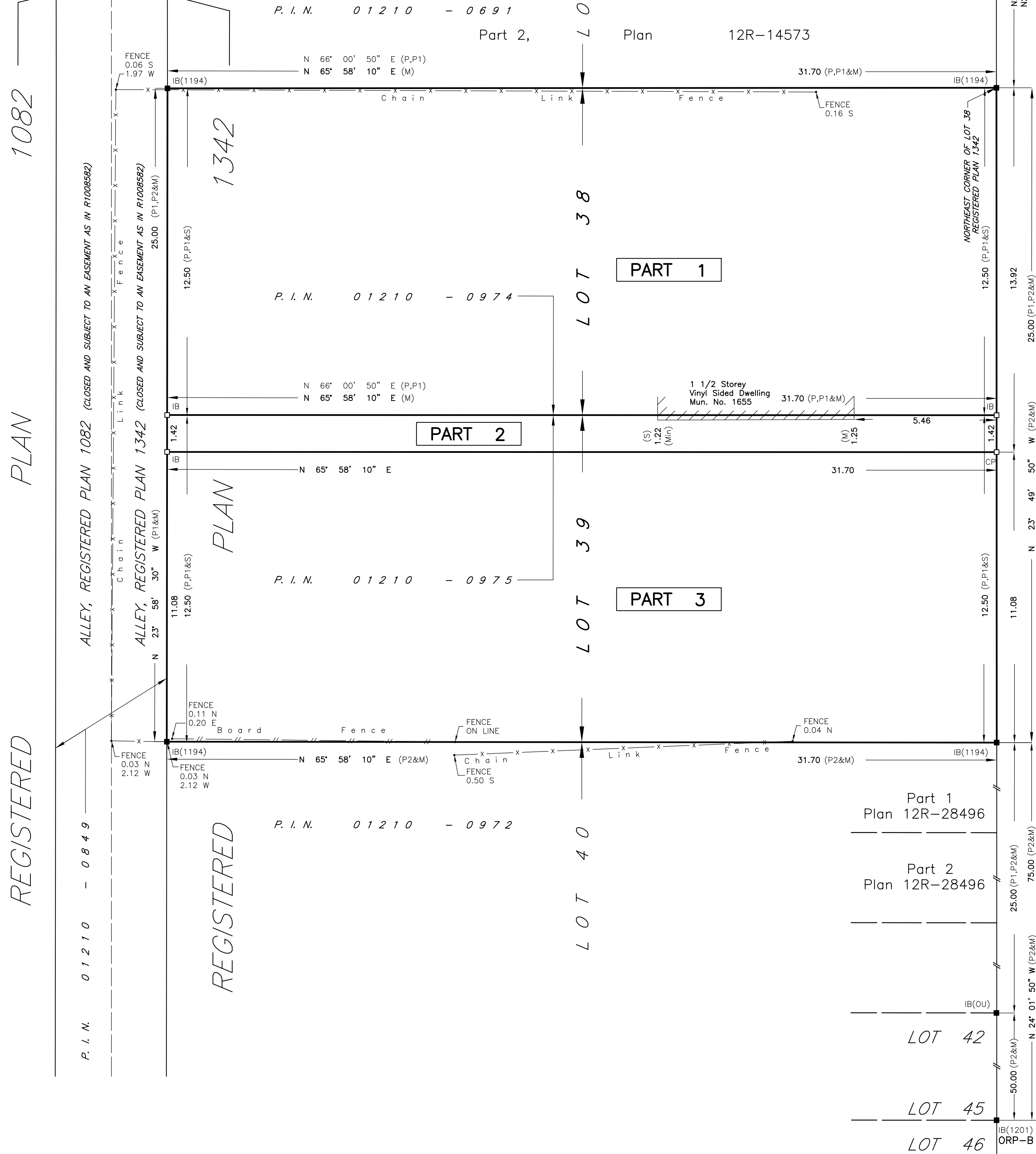
Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	ALL OF LOT 38	REGISTERED PLAN 1342	ALL OF 01210-0974	396.2
2	ALL OF LOT 39		ALL OF 01210-0975	45.0
3				351.2

REGISTERED PLAN 1082

PLAN

REGISTERED



PLAN OF SURVEY
OF
LOTS 38 AND 39
REGISTERED PLAN 1342
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:100
0 1.00 2.00 4.00 6.00 10.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

"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
ORP-A	4684174.11	331349.72
ORP-B	4684037.17	331380.30

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

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N24°03'30"W, 150.00

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P1, P3	1°28'10"

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 0.999926

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.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - PB DENOTES PLASTIC BAR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED JDB
 - WIT. DENOTES WITNESS
 - ⊥ DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
 - (S/P) DENOTES SET PROPORTIONALLY
 - (P) DENOTES PLAN OF SURVEY BY (1194) Dated: Aug. 20, 1979. Plan File: 4V-6775.
 - (P1) DENOTES REGISTERED PLAN 1342
 - (P2) DENOTES PLAN 12R-28496
 - (P3) DENOTES PLAN 12R-14573
 - (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (1194) DENOTES JOHN B. SMEETON INC., O.L.S.
 - (1201) DENOTES CLARKE SURVEYORS INC., 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 14th. DAY OF MAY, 2024.

DATED SEPTEMBER 23, 2024.

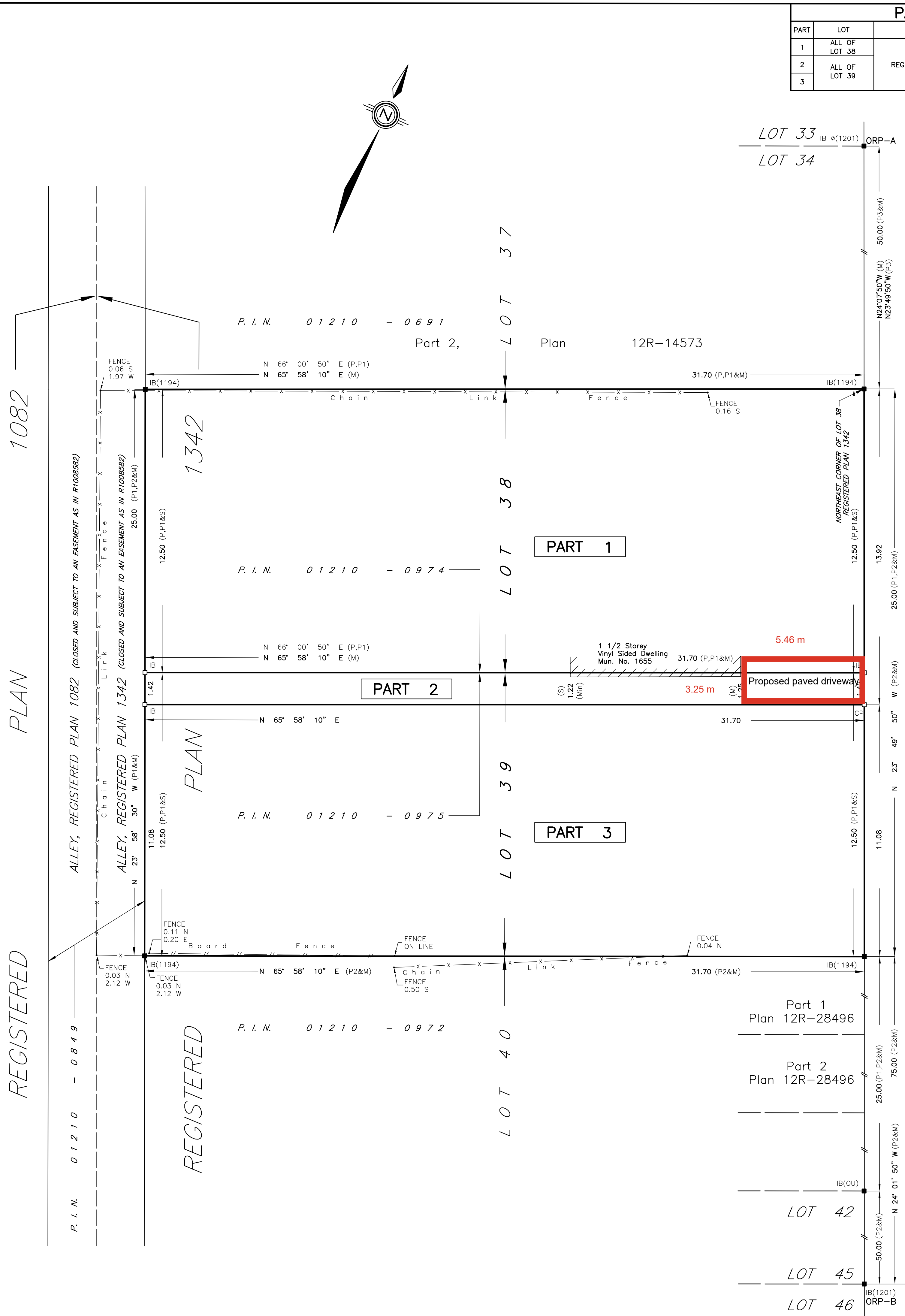
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THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

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

DRAWN BY: CMM	CHECKED BY: AM	REFERENCE NO.: 24-47-077-01
CAD File: 24-47-077-01.dwg CAD Date: September 24th, 2024		File: E-1342-3

MARK AVENUE (DEDICATED BY REGISTERED PLAN 1342)
P.I.N. 10209-0414



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DRAWN BY: CMM CHECKED BY: AM REFERENCE NO.: 24-47-077-01

CAD File: 24-47-077-01.dwg File: E-1342-3
 CAD Date: September 24th, 2024

REGISTERED PLAN 1082

MARK AVENUE (DEDICATED BY REGISTERED PLAN 1342) P.I.N. 10209-0414

REGISTERED PLAN 1342

ALLEY, REGISTERED PLAN 1082 (CLOSED AND SUBJECT TO AN EASEMENT AS IN R1008582)
 ALLEY, REGISTERED PLAN 1342 (CLOSED AND SUBJECT TO AN EASEMENT AS IN R1008582)
 P.I.N. 01210-0849