



COMMITTEE OF ADJUSTMENT

APPLICANT : YAFEI CORPORATION

ADDRESS : 3376 BYNG ROAD

 SUBJECT LANDS  SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: B-031/25
Please refer to File: A-036/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 54 (2) of the Planning Act, the City of Windsor Council has delegated consent authority to the Committee of Adjustment, and further, **PURSUANT** to Section 53 of the Planning Act, a Committee of Adjustment public hearing will be held to consider an application for consent.

You are receiving this letter 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 April 23, 2025

APPLICATION FOR CONSENT

Owner:	YAFEI CORPORATION	Location:	3376 BYNG RD
Legal Description:	PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY	Zoning:	Residential RD1.1
Official Plan:	Residential		
Explanation:	Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.		

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

When: May 8, 2025 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.

If a person or public body that files an appeal of the decision of the Committee of Adjustment, in respect of the proposed consent, does not make oral submissions at a public meeting or does not make written submissions to the Committee of Adjustment before a provisional consent is given or refused, the Ontario Land Tribunal may dismiss the appeal.

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: April 24, 2025

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

Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: <http://www.citywindsor.ca>


1	Application Information			
	Name of All Owners (as listed on deed) Yafei Corporation		Contact No. 519 561 6889	
	Address 64 Cranarch Hts SE Calgary, AB		Business Telephone No.	
	E-Mail Address: ypeitang@gmail.com		Postal Code T3M0V6	
	Name of Contact Person/Agent (if different than owner) Katherine Zhang		Contact No. 226 260 1837	
2	Address 6-2557 Dougall Ave Windsor, ON		Business Telephone No. 519 561 6889	
	E-Mail Address: info@katherinezhang.ca		Postal Code N8X 1T5	
			Fax No. 519 561 6882	
	PAYMENT CONTACT INFORMATION ONLY:			
	Name: Katherine Zhang			
Contact No: 519 561 6889				
3	Type and purpose of proposed transaction:			
	Conveyance <input checked="" type="checkbox"/> new lot <input type="checkbox"/> lot addition Other (please specify) <input type="checkbox"/> mortgage <input type="checkbox"/> rights-of-way <input type="checkbox"/> lease in excess of 21 years <input type="checkbox"/> easement			
	See separate application for validation of title/power of sale			
4	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased: To be determined at the time of sale or severance, but possibly to Yafei Corporation itself.			
5	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed) Municipality: City of Windsor Street Name: Byng Road Street Address: 3376 Concession Number(s): Registered/Reference Plan No. Plan 1126 (Lots) and Plan 12R-29493 (Parts) Lot/Part No.(s) See attached Schedule "A" Parcel No. 01346-0469 / To be split at time of severance			
6	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown (If Yes, please describe) See schedule "A"			
7	Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)			
8	Description		(A) SEVERED	(B) RETAINED
		Frontage	metres 10.67	metres 10.67 re: Lot 1305
		Depth	metres ~35.54 excluding alley	metres ~35.54, excluding alley, re: Lot 1305
		Area	square metres ~380.3 m ²	square metres ~380.3 m ² re: Lot 1305
		Lot/Part No.(s)	Lot 1304; Parts 3, 4	Lot 1305; Parts 2, 5 & 8
		Registered/Reference Plan No.	Plan 1126; 12R-29493	Plan 1126; 12R-29493
		Water Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Use of Property	Existing Use(s)	Vacant Lot	Single-unit dwelling (3376 Byng Rd)
		Proposed Use(s)	Residential	Residential
	Buildings or Structures	Existing (Date of construction)	N/A	Unknown
Proposed		Single-unit dwelling	Single-unit dwelling	

	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 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
7	The current designation of the subject property in the Official Plan Residential					
	History of the Subject Land Lands used for residential purposes, containing single residential dwelling on the retained Lots. Severed lot is vacant land.					
8	Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. <div style="text-align: center;">See Schedule "A"</div> If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. N/A					
9	Has any land been severed from the parcel originally acquired by the owner of the subject land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
10	If the answer to item 9 is <u>yes</u>, the date of the transfer, the name of the transferee and the land use on the severed land: N/A					
11	Current Applications See Schedule "A" If known, whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister's Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent. See Schedule "A" If yes, the file number of the application and the status of the application. See Schedule "A"					
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
13	Whether the subject land is within an area of land designated under any provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable					
14	If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable					

15	<p>The required sketch map is to indicate the following, in metric units and must be included with application:</p>	Included	Not Applicable
	<p>a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>b) the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or landmark</u> such as a bridge or railway crossing;</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>c) the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be <u>severed</u> and the part that is intended to be <u>retained</u>;</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>d) the location of all land <u>previously severed</u> from the parcel originally acquired by the <u>current owner</u> of the subject land;</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<p>e) the approximate location of all <u>natural and artificial features</u> (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that: (i) are located on the <u>subject land</u> and on land that is <u>adjacent</u> to it, and (ii) in the applicant's opinion, may affect the application;</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>g) the <u>location</u>, <u>width</u> and <u>name</u> of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley);</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<p>h) if access to the subject land will be <u>by water only</u>, the location of the parking and boat docking facilities to be used; and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>i) the location and nature of any easement affecting the subject land.</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		

DECLARATION:

I/WE, Peitang Yuan of the City (City/Town)
of Nanaimo (name City/Town) in the Regional District (County) of Nanaimo (name county) ON
this 14 day of April, 2025, **SOLEMNLY DECLARE** that all statements contained in this
application are true and I/WE make this solemn declaration conscientiously believing it to be true, and knowing that it is of the
same force and effect as if made under oath and by virtue of the Canada Evidence Act.

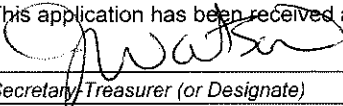
(Sign) X 
(Sign) X _____

DECLARED BEFORE ME at the City of Windsor in the
County of Essex this 14 day of April, 2025
Katherine Zhang A Commissioner etc.

*** THIS SECTION MUST BE COMPLETE

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

This application has been received and is accepted for processing, as the application is complete.


Secretary-Treasurer (or Designate)

Date: April 17/25

Minor variance for new construction: An approved variance is valid and must be acted upon within one (1) year. If a
granted variance is not used within required timeline, the application is deemed to be **null and void**. A new Committee of
Adjustment application will be required for any expired application. kz (Please Initial)

**FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on
their behalf**

AUTHORIZATION:

TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

DATE: April 14, 2025
3376-3382 Byng Road, Windsor, Ontario

I (We) (Owners of the subject lands) Nanaimo, British Columbia
of the (municipality where you reside) _____, hereby authorize
Katherine Zhang
and instruct (agent(s)) _____ to submit an application to the

Committee of Adjustment in respect to 3376-3382 Byng Road, Windsor, Ontario
Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.
Yafei Corporation

Per: 

Peitang Yuan
I have authority to bind the Corporation

X(Sign) Note: if the owner is a Corporation, affix seal (if any)

X (Sign)

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE SHOWN NET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 18 (21° WEST
(LONGITUDE) HANDBS (COORD) (2013.0)
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 1423 CRPS 2967.0

POINT ID	NORTHING	EASTING
CRP-A	15361808.853	1184842.418
CRP-B	15362451.374	1184855.487

COORDINATES SHOWN, IN THIS CASE, ARE USED TO RE-ESTABLISH
CORNERS OR BENCHMARKS SHOWN ON THIS PLAN.

PARTS SCHEDULE				PARTS SCHEDULE			
PART	LCT	PLAN	PIN	PART	LCT	PLAN	PIN
1	PART OF LOT 1306		PART OF (1348-0469)(3)	20(5,3)	5	PART OF ALLEY	PART OF (1348-0469)(3)
2	PART OF LOT 1306		PART OF (1348-0469)(3)	20(9,1)	6	PART OF ALLEY	PART OF (1348-0469)(3)
3	ALL OF LOT 1304	MODIFIED PLAN 1128	PART OF (1348-0469)(3)	20(4,3)	7	PART OF LOT 1306	PART OF (1348-0469)(3)
4	PART OF ALLEY		PART OF (1348-0469)(3)	24(5,1)	8	PART OF LOT 1305	PART OF (1348-0469)(3)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT
DATE: AUGUST 18, 2023
Bloss J. Sutherland
BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

PLAN 12R - 29493
RECEIVED AND DEPOSITED
DATE: 2023/09/11
Hezekiah David
REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF ESSEX CO. (12)

PLAN OF SURVEY
OF
LOTS 1304, 1305, 1306 and PART
OF ALLEY (CLOSED BY R1242331)
ON
REGISTERED PLAN 1126
(IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH EAST)
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX

SCALE : 1"=20'

BEARING REFERENCE
 BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B,
 BY REAL TIME NETWORK (RTN) OBSERVATIONS, MAGNET UTM ZONE 17, (CSRS), (2010).
 A CLOCKWISE ROTATION OF 172°21" MUST BE APPLIED TO REGISTERED PLAN 1128 FOR
 COMPARISON.

TEMPERIAL* DISTANCES AND DEEPENINGS SHOWN ON THIS PLAN ARE IN FEET
AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE CONVERTED SCALE FACTOR OF 0.99582573

[illegible]

SURVEYOR'S CERTIFICATE

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.

DATE: AUGUST 18, 2023 Bruce J. Shepherd
 BRUCE J. SHEPHERD
 ONTARIO LAND SURVEYOR
 for TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOS PLAN IDENTIFICATION NUMBER 2205717

**Total
Tech
Surveying Inc.**

341 Totten St. N.
Units 2 & 3
Essex, ON N2M 2N3
(519) 776-9897