



# COMMITTEE OF ADJUSTMENT

APPLICANT : CRATA EQUITIES

ADDRESS : 1400 PROVINCIAL ROAD

 SUBJECT LANDS       SEVERED LANDS

N.T.S.





CITY OF WINDSOR

File: B-042/25

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 June 25, 2025

**APPLICATION FOR CONSENT**

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|                           |   |                  |                    |
|---------------------------|---|------------------|--------------------|
| <b>Owner:</b>             | CRATA EQUITIES  | <b>Location:</b> | 1400 PROVINCIAL RD |
| <b>Legal Description:</b> | SANDWICH EAST CON 5 PT<br>LOT 15 RP 12R3653 PT PART 1   | <b>Zoning:</b>   | Commercial CD4.1   |
| <b>Official Plan:</b>     | Mixed Use   |                  |                    |
| <b>Explanation:</b>       | Severance of lands, as shown on the attached drawings, for the purpose of creating a new lot. |                  |                    |

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

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**When:** July 10, 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<br>Secretary-Treasurer, Committee of Adjustment | Dated: June 26, 2025  |
|  | Tel: 519-255-6543<br>Fax: 519-255-6544  |
| Suite 210, 350 City Hall Square West<br>Windsor ON N9A 6S1     | Email: <a href="mailto:jwatson@citywindsor.ca">jwatson@citywindsor.ca</a><br>Web: <a href="http://www.citywindsor.ca">http://www.citywindsor.ca</a> |

|   |   |   |                                      |   |
|---|---|---|--------------------------------------|---|
| 1 | <b>Application Information</b>  |   |                                      |   |
|   | Name of <u>All</u> Owners (as listed on deed)<br><b>Crata Equities Limited</b>  |   | Contact No.                          | Business Telephone No.<br><b>(519) 250-6990</b> |
|   | Address<br>1400 Provincial Road<br>Windsor, Ontario   |   |                                      | Postal Code<br>N8W 521                          |
|   | E-Mail Address: probeautidoc@yahoo.com  |   |                                      |   |
|   | Name of Contact Person/Agent (if different than owner)<br><b>Miller Canfield LLP (G. Ramieri)</b>   |   | Contact No.                          | Business Telephone No.<br><b>(519) 946-2145</b> |
|   | Address<br>100 Ouellette Avenue, Suite 1300<br>Windsor, Ontario   |   | Postal Code<br>N9A 6T3               | Fax No.<br><b>(519) 946-2133</b>                |
|   | E-Mail Address:<br>ramieri@millercanfield.com   |   |                                      |   |
|   | <b>PAYMENT CONTACT INFORMATION ONLY:</b>  |   |                                      |   |
|   | Name:   |   |                                      |   |
|   | Contact No:   |   |                                      |   |
| 2 | <b>Type and purpose of proposed transaction:</b>  |   |                                      |   |
|   | Conveyance<br><input checked="" type="checkbox"/> new lot <input type="checkbox"/> lot addition<br>Other (please specify)<br><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 |   |                                      |   |
| 3 | The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:<br><b>To be advised</b>  |   |                                      |   |
| 4 | <b>Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)</b>   |   |                                      |   |
|   | Municipality<br><b>Windsor</b>  | Street Name<br><b>Provincial Road</b>                               | Street Address<br><b>1400</b>        |   |
|   | Concession Number(s)<br><b>Con 5</b>  | Registered/Reference Plan No.                                       | Lot/Part No.(s)                      |   |
|   | Parcel No.  |   |                                      |   |
| 5 | Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown<br>(If Yes, please describe)<br><b>N/A</b>  |   |                                      |   |
| 6 | <b>Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)</b>   |   |                                      |   |
|   | Description   |   | <b>(A) SEVERED</b>                   | <b>(B) RETAINED</b>                             |
|   |   | Frontage  | <i>metres</i><br><b>31.85 / 11.8</b> | <i>metres</i><br><b>54.88</b>                   |
|   |   | Depth   | <i>metres</i><br><b>irreg.</b>       | <i>metres</i><br><b>irreg.</b>                  |
|   |   | Area  | <i>square metres</i><br><b>3,189</b> | <i>square metres</i><br><b>3,844</b>            |
|   |   | Lot/Part No.(s)   | Part Lot 15 (Con 5)                  | Part Lot 15 (Con 5)                             |
|   |   | Registered/Reference Plan No.                                       | Part 1 on draft Plan                 | Part 2 on draft Plan                            |
|   |   | Water Lot? Yes <input type="checkbox"/> No <input type="checkbox"/> |                                      |   |
|   | Use of Property   | Existing Use(s)   | <b>Vacant Land</b>                   | <b>Medical Bldg.</b>                            |
|   |   | Proposed Use(s)   | Possible further Medical Bldg.       | <b>Medical Bldg.</b>                            |
|   | Buildings or Structures   | Existing (Date of construction)                                     | <b>N/A</b>                           | <b>Fall of 2013</b>                             |
|   |   | Proposed  | unknown at this time                 | <b>As Above</b>                                 |

|    |   |  |  |   |  |   |
|----|---|--|--|---|--|---|
|    | <b>Access</b><br>(check appropriate space)  | Provincial Highway .....<br>Municipal road, maintained all year .....<br>Municipal road, seasonally maintained .....<br>Other public road .....<br>Right of way .....<br>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<br>_____ | Yes<br><input type="checkbox"/>            | No<br><input checked="" type="checkbox"/> | Yes<br><input type="checkbox"/>            | No<br><input checked="" type="checkbox"/> |
|    | <b>Water Supply</b>   | Publicly owned and operated piped water system...<br>Privately owned and operated.....<br>Individual or communal well.....<br>Lake or other water body.....<br>Other   | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/>            | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/>            |
|    | <b>Sewage Disposal</b>  | Publicly owned and operated piped sewage system.....<br>Privately owned and operated individual or communal septic tank system.....<br>Pit, privy, or other  | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/>            | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/>            |
| 7  | <b>The current designation of the subject property in the Official Plan</b><br>Mixed Use Corridor   |  |  |   |  |   |
|    | <b>History of the Subject Land</b>  |  |  |   |  |   |
| 8  | <p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?<br/> <input type="checkbox"/> No   <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> Unknown</p> <p>If yes, please provide the application file number and the decision made on the application.</p> <p>_____</p> <p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.</p> <p>_____</p> |  |  |   |  |   |
| 9  | <p>Has any land been severed from the parcel originally acquired by the owner of the subject land:<br/> <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No   <input type="checkbox"/> Unknown</p>  |  |  |   |  |   |
| 10 | <p>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:<br/> The Corporation of the City of Windsor (vacant land - Part 5, Plan 12R-29506)</p>   |  |  |   |  |   |
| 11 | <p><b>Current Applications</b></p> <p>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.</p> <p>No _____</p> <p>_____</p> <p>If yes, the file number of the application and the status of the application.</p> <p>_____</p>  |  |  |   |  |   |
| 12 | <p>Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act<br/> <input type="checkbox"/> Yes   <input type="checkbox"/> No   <input checked="" type="checkbox"/> Unknown</p>  |  |  |   |  |   |
| 13 | <p>Whether the subject land is within an area of land designated under any provincial plan or plans.<br/> <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No   <input type="checkbox"/> Not Applicable</p>   |  |  |   |  |   |
| 14 | <p>If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans.<br/> <input type="checkbox"/> Yes   <input type="checkbox"/> No   <input checked="" type="checkbox"/> Not Applicable</p>  |  |  |   |  |   |

| 15   | The required sketch map is to indicate the following, in metric units and must be included with application:  | Included                            | Not Applicable                      |
|--|---|-------------------------------------|-------------------------------------|
|  | a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | 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;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | 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> ;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | 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;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | e) the approximate location of all <u>natural and artificial features</u> ( <i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i> ) 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; | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land ( <i>for example, residential, agricultural or commercial</i> )   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | 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);   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | 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   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|  | i) the location and nature of any easement affecting the subject land.  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| The required sketch map has been included with this application form.<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |                                     |                                     |

**DECLARATION:**

I/WE, Dr. Zoia Sherman of the Town (City/Town)  
of LaSalle (name City/Town) in the County (County) of Essex (name county) on

this 9th 11th day of June, 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 [Signature]  
(Sign) X \_\_\_\_\_

Jessica Lynn Watson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the City of Windsor,  
Expires February 7, 2026.

DECLARED BEFORE ME at the City of Windsor  
County Essex this 9th 11th day of June, in the 25  
[Signature] 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.

[Signature]  
Secretary-Treasurer (or Designate)

Date: June 13/25

**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. 2.9 (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: June 9th, 2025

I (We) (Owners of the subject lands) Dr. Zoia Sherman (A.S.O. for Crata Equities Limited)

of the (municipality where you reside) the Town of LaSalle, hereby authorize

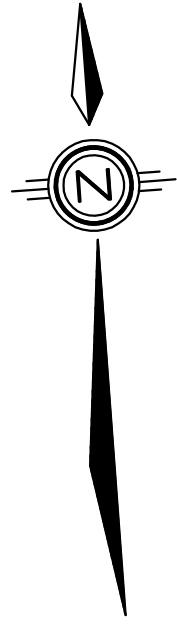
and instruct (agent(s)) Miller Canfield LLP (G. Ramieri) to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) 1400 Provincial Road

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.

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

Dr. Zoia Sherman, A.S.O. X (Sign)



CABANA ROAD EAST  
(Original Road Allowance between the Townships of Sandwich East and Sandwich South)  
P. I. N. 01561 - 3055

N.E. CORNER  
LOT 15, CONC. 5

| PARTS SCHEDULE |                |              |                   |            |
|----------------|----------------|--------------|-------------------|------------|
| PART           | LOT            | CON/PLAN     | P.I.N.            | AREA (Ha.) |
| 1              | PART OF LOT 15 | CONCESSION 5 | ALL OF 01294-0455 | 0.3189     |
| 2              |                |              |                   | 0.3844     |

PLAN OF SURVEY  
OF  
PART OF LOT 15,  
CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D.BARNES LTD.

SCALE = 1:400  
0 4.00 8.00 16.00 24.00 40.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 707mm IN WIDTH BY 652mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400.

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

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 0.99990365

LEGEND

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
SIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
IB DENOTES 16mm X 16mm X 0.61m IRON BAR  
IB # DENOTES 19mm diameter X 0.61m 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 (D) 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 EXPROPRIATION PLAN CE487026  
(P1) DENOTES PLAN 12R-29506  
(P2) DENOTES PLAN OF SURVEY BY (1744) DATED MARCH 4, 2016 (FILE: C-4187)  
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.  
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.  
N - NORTH / S - SOUTH / E - EAST / W - WEST

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) (1997.0).<br>COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10 |              |             |
|--|--------------|-------------|
| POINT ID   | NORTHING     | EASTING     |
| ORP-A  | 4680521.27   | 336668.03   |
| ORP-B  | N4680442.744 | E336769.005 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.   |              |             |

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 DAY OF SEPTEMBER, 2024

DATE SEPTEMBER 23, 2024  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM



**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:<br>A.S.M.        | CHECKED BY:<br>A.S.M. | REFERENCE NO.:<br>24-47-446-00        |
| CAD File: 24-47-446-00.dwg | E-WIND-5-15           | CAD Date: September 23, 2024 12:47 PM |

LOT  
CONCESSION

Part 2  
Plan  
P. I. N. 01294-0372

1-STOREY CONCRETE AND  
BLOCK BUILDING  
Municipal No. 1350

HYDRO  
TRANSFORMER  
PAD

PROVINCIAL  
ROAD  
(FORMERLY THE KING'S HIGHWAY No. 98 AS SHOWN ON M.T.O PLAN P-1661-5 REG'D AS DEPOSIT PLAN 9588)  
(TRANSFERRED TO THE CORPORATION OF THE CITY OF WINDSOR BY ORDER IN COUNCIL OC-3074/66,  
REGISTERED AS INSTRUMENT No. R364603 AND SHOWN ON M.T.O PLAN P-1661-22)  
P. I. N. 01294 - 0147

Part 4,  
Plan CE487026  
P. I. N. 01294 - 0369

Part 5,  
Plan 12R-29506  
P. I. N. 01294 - 0454

Part 1  
Plan 12R - 3653  
P. I. N. 01294 - 0455

Part 4,  
Plan CE1176315  
P. I. N. 01294 - 0460

Part 1  
Plan 12R - 2737  
P. I. N. 01294 - 0461

Part 1  
Plan 12R - 2557  
P. I. N. 01294 - 0154

Part 1  
Plan 12R - 2081  
P. I. N. 01294 - 0440

1-STOREY CONCRETE  
AND BLOCK BUILDING  
Municipal No. 1420

SIXTH CONCESSION ROAD  
(Original Road Allowance Between Concessions 5 and 6)