

CITY OF WINDSOR

File: B-049/24

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 December 4, 2024

APPLICATION FOR CONSENT

Owner: JIN HU HOLDINGS **Location:** 2855 DEZIEL DR

Legal Description: CON 3 PT LOT 98 PT LOT 99;RP 12R6075 PART 1 **Zoning:** Manufacturing MD2.7

Official Plan: Industrial

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: 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.

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: 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: <http://www.citywindsor.ca>

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 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"/>	Yes <input 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"/>
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"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <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"/>
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"/>	No <input type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7 The current designation of the subject property in the Official Plan					
History of the Subject 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 type="checkbox"/> Yes <input type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. _____ _____ If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. _____ _____					
9 Has any land been severed from the parcel originally acquired by the owner of the subject land: <input type="checkbox"/> Yes <input 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:					
11 Current Applications 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. _____ _____ If yes, the file number of the application and the status of the application. _____					
12 Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input 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 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 type="checkbox"/> Not Applicable					

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 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 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 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 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 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 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 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 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.			
<input type="checkbox"/> Yes <input type="checkbox"/> No			

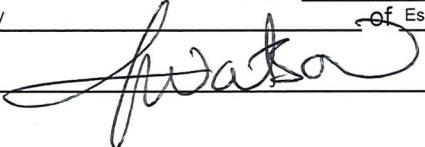
DECLARATION:

I/WE, Allan Hu of the City (City/Town)
of Windsor (name City/Town) in the County (County) of Essex (name county) on
this 19th day of November 2024, 20 , **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) Allan Hu
(Sign) _____

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 in the
County of Essex this 19 day of November 2024, 20 .

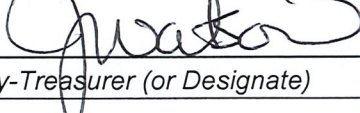


A Commissioner etc.

*** 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: Nov. 28/24

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. _____ (Please Initial)

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

AUTHORIZATION:

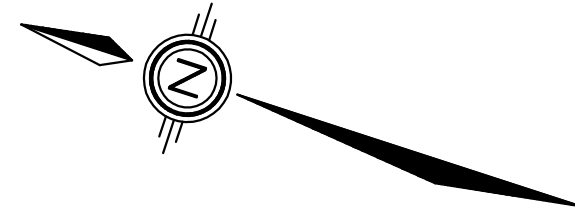
TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

DATE: November 18, 2024, 20 .

I (We) (Owners of the subject lands) Jin Hu of Jin Hu Holdings Inc.
of the (municipality where you reside) City of Windsor, hereby authorize
and instruct (agent(s)) Allan Hu to submit an application to the
Committee of Adjustment in respect to (municipal address or legal description) 2855 Deziel Drive

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.

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



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 0.999890

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.

INTEGRATION DATA

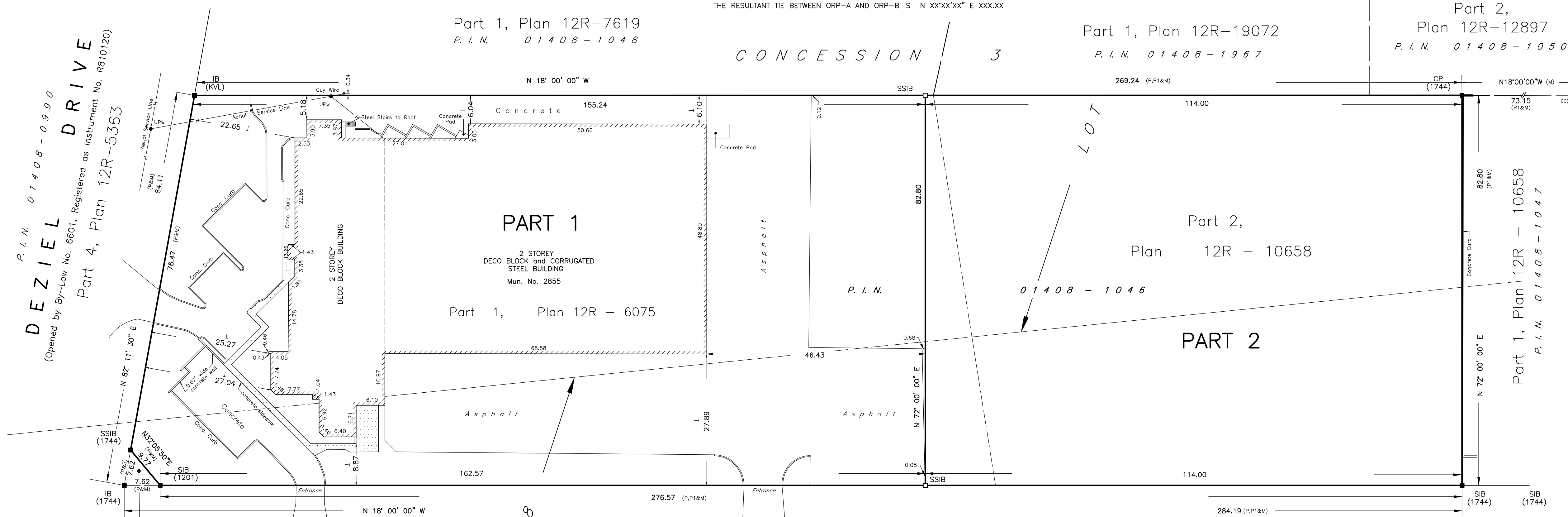
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	9999999.99	9999999.99
ORP-B	9999999.99	9999999.99
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 N XX'XX"XX" E XXX.XX

PARTS SCHEDULE

PART	LOT/BLOCK	CON/PLAN	P.I.N.	AREA (Ha)
1	PART OF LOT 99 & 98	CONCESSION 3	ALL OF 01408-1046	1.3438
2				0.9439

DEZIEL DRIVE
 (Opened by By-Law No. 6601, Registered as Instrument No. R810120)
 Part 4, Plan 12R-5363



PLAN OF SURVEY
 OF
PART OF LOTS 98 and 99,
CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
 NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.

SCALE = 1:500

 THE INTENDED PLOT SIZE OF THIS PLAN IS 894mm IN WIDTH BY 360mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	PB	DENOTES PLASTIC BAR
□	DENOTES SURVEY MONUMENT SET	CC	DENOTES CUT-CROSS
SIB	DENOTES STANDARD IRON BAR	CP	DENOTES STEEL PIN
SSIB	DENOTES SHORT STANDARD IRON BAR	WIT	DENOTES WITNESS
IB	DENOTES IRON BAR	I	DENOTES PERPENDICULAR
IBØ	DENOTES ROUND IRON BAR	(M)	DENOTES MEASURED
PROP	DENOTES PROPORTION	(S)	DENOTES SET
(D)	DENOTES DEED	(P)	DENOTES PLAN 12R-6075
(NI)	DENOTES NOT IDENTIFIABLE	(P1)	DENOTES PLAN 12R-10658
(OU)	DENOTES ORIGIN UNKNOWN		
ORP	DENOTES OBSERVED REFERENCE POINT		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.		

N = NORTH; S = SOUTH; E = EAST; W = WEST

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

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 _____ DAY OF _____
 DATE NOVEMBER 14, 2024

 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATED TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX.

KAUTEX BOULEVARD
 (According W.U.C. By-Law No. 68 as in Inst. No. R1299185)
 (Formerly ST. ETIENNE BOULEVARD opened by By-Law No. 7397, Registered as Instrument No. R867275)
 Part 1, Plan 12R-6853
 P.I.N. 01408-1875

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: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 24-487-585-00
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CAD File: 24-47-585-00.dwg
 CAD Date: November 14, 2024 2:31 PM
 File: E-WIND-3-98