

# COMMITTEE OF ADJUSTMENT

APPLICANT : SORGE FAMILY HOLDINGS INC

ADDRESS : 999 EC ROW AVENUE EAST

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



## Notice of Public Hearing – Committee of Adjustment Application

File # A-022/26 & B-008/26 - 999 E C ROW AVE E

Date Mailed: April 1, 2026

### Electronic hearing:

By videoconference on April 16, 2026 at 3:30 PM

### Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on April 1, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

## APPLICANT AND PROPERTY INFORMATION

**LEGAL DESCRIPTION:** PLAN 1629 LOTS 70 & 71, PLAN 1415; PT LOTS 1 & 2; 290 TO 296; PT BLKS B & M; RP 12R21624; PARTS 1 & 2

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Industrial	Manufacturing MD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<b>Owner Name:</b> SORGE FAMILY HOLDINGS INC  <b>Applicant Name:</b> Sorge Family Holdings Inc.		999 E C ROW AVE E

## PURPOSE OF APPLICATION

**Both Minor Variance and Consent** - Consent to create a new lot requesting relief for increased minimum landscaped open space yard for the retained lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	18.2.5.7	Minimum Landscaped Open Space Yard - <b>Retained Lot</b>	15.0% of lot area	13.9%

**Type of Consent Application Transaction: New Lot**

## How do I participate if I have comments or concerns?

### Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

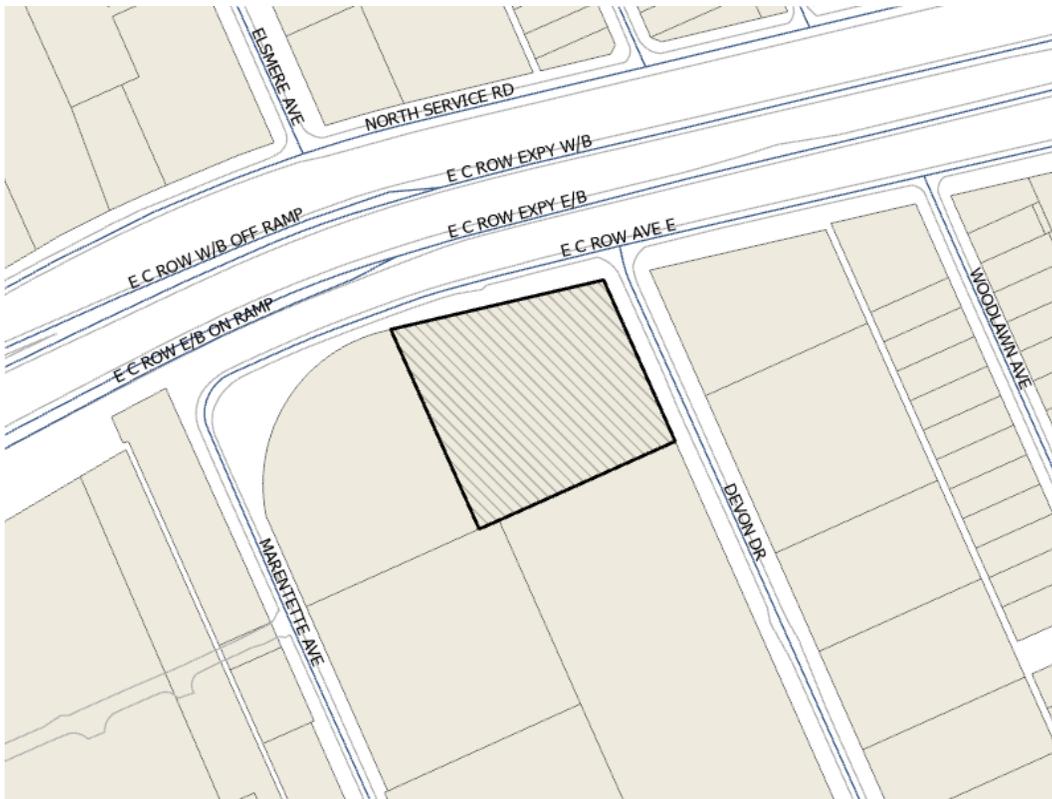
### Participate in the hearing by videoconference (Microsoft Teams)

**Two ways to register:** 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

**Applicant(s)** – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

### Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer ([jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



#### Contact Information:

Jessica Watson  
Secretary-Treasurer  
Committee of Adjustment  
Suite 320, 350 City Hall Square West  
Windsor, ON N9A6S1  
Phone: 519-255-6543 ext. 6450 or 6436  
[COAdjustment@citywindsor.ca](mailto:COAdjustment@citywindsor.ca)

**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 0.9999910.  
 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.

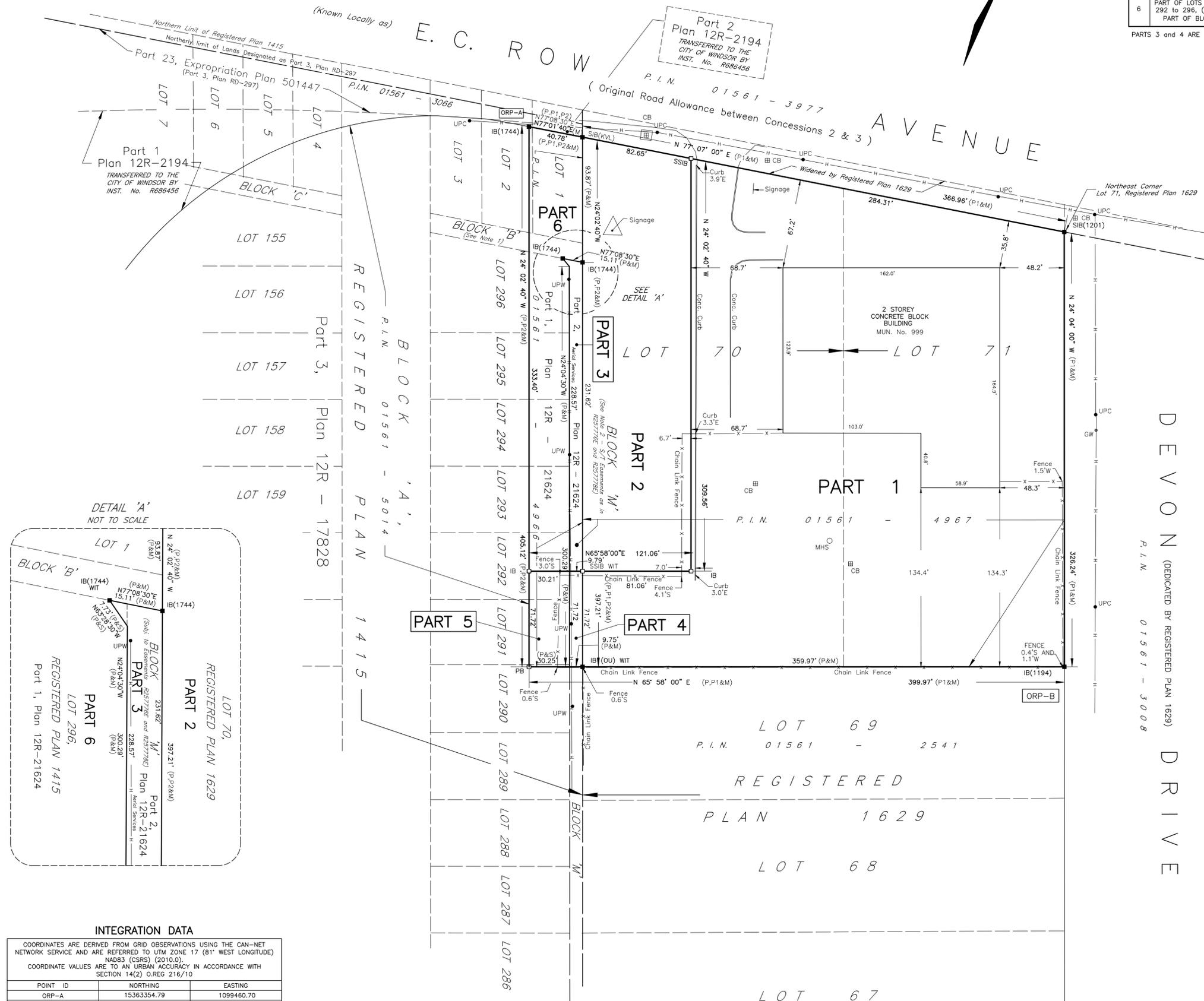
**NOTE:**

- BLOCK 'B', R.P. 1415, CREATED BY JUDGE'S ORDER REGISTERED AS INSTRUMENT No. SE51040 DATED: SEPT. 30, 1953.
- BLOCK 'M', R.P. 1415, CREATED BY JUDGE'S ORDER REGISTERED INSTRUMENT No. R254941 DATED: FEB. 7, 1962.

**SCHEDULE**

PART	LOT	PLAN	P.I.N.	AREA (Ac.)
1	ALL OF LOT 71 and PART OF LOT 70	REGISTERED PLAN 1629	ALL OF 01561 - 4967	2.399
2	PART OF LOT 70			0.591
3	PART OF BLOCK 'M'			0.053
4				0.016
5	PART OF LOTS 290, 291 and 292	REGISTERED PLAN 1415	ALL OF 01561 - 4966	0.050
6	PART OF LOTS 1 and 2, 292 to 296, (Incl.) and PART OF BLOCK 'B'			0.250

PARTS 3 and 4 ARE SUBJECT TO EASEMENT AS IN INST. No. R257776E AND R257778E.



**PLAN OF SURVEY**  
 OF  
 PART OF LOTS 1 and 2,  
 PART OF LOTS 290 to 296, (Incl.)  
 PART OF BLOCK 'B',  
 PART OF BLOCK 'M',  
 REGISTERED PLAN 1415  
 AND  
 LOTS 70 and 71,  
 REGISTERED PLAN 1629  
 IN THE  
 CITY OF WINDSOR  
 COUNTY OF ESSEX  
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=40'  
 0 20.0 40.0 80.0 120.0 FEET 200.0  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 32" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=40'

"IMPERIAL" DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND	CC	DENOTES CUT-CROSS
□	DENOTES SURVEY MONUMENT SET	CP	DENOTES STEEL PIN
▣	DENOTES STANDARD IRON BAR	WIT	DENOTES WITNESS
SSIB	DENOTES SHORT STANDARD IRON BAR	T	DENOTES PERPENDICULAR
IB	DENOTES IRON BAR	(M)	DENOTES MEASURED
IBR	DENOTES ROUND IRON BAR	(S)	DENOTES SET
PB	DENOTES PLASTIC BAR	PROP	DENOTES PROPORTION
(D)	DENOTES INSTRUMENT NO. R1215072		
(OU)	DENOTES ORIGIN UNKNOWN		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES PLAN 12R-21624		
(P1)	DENOTES PLAN OF SURVEY BY (1744), Dated Feb.28, 2002, (File C-2378)		
(P2)	DENOTES PLAN 12R-22838		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
(KVL)	DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.		
(1194)	DENOTES JOHN B. SMETON, O.L.S.		
(1201)	DENOTES ROSS A. CLARKE, O.L.S.		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.		
CB	DENOTES CATCH BASIN	GW	DENOTES GUY WIRE
MHS	DENOTES SEWER MANHOLE		
UPC	DENOTES UTILITY POLE CONCRETE		
UPW	DENOTES UTILITY POLE WOOD		

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

**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 FEBRUARY, 2026.

DATE FEBRUARY 9, 2026  
 ALEC S. MANTHA  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-112601.

**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: NMG CHECKED BY: A.S.M. REFERENCE NO.: 25-47-455-00  
 E-1629-7 CAD Date: February 10, 2026 9:20 AM CAD File: 25-47-455-01.dwg

**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	15363354.79	1099460.70
ORP-B	15363147.88	1099991.08

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 N68°41'20"W, 569.31' (GROUND).  
 FOR BEARING COMPARISON, A ROTATION OF 01° 23' 00" CLOCKWISE WAS APPLIED TO (P), (P1) and (P2) TO CONVERT TO GRID BEARINGS.