



COMMITTEE OF ADJUSTMENT

APPLICANT : 593067 ONTARIO LTD

ADDRESS : 3010 PILLETTE ROAD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # A-036/26 & B-018/26 - 3010 PILLETTE RD

Date Mailed: May 27, 2026

Electronic hearing:

By videoconference on June 11, 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 May 27, 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: CON 2; PT LOT 110; RP 12R6766; PT PART 1

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.2 (RD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: 593067 ONTARIO LTD</p> <p>Applicant Name: Marcin Gajewski Polonia Centre</p>		3010 PILLETTE RD

PURPOSE OF APPLICATION

Minor Variance - Consent to create a new lot, requesting relief for reduced minimum lot width for both the retained and severed lots. No dwellings are proposed at this time.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.2.5.1	Minimum Lot Width for the Retained Lot and Severed Lot	12.0 m	11.4m

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). 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.

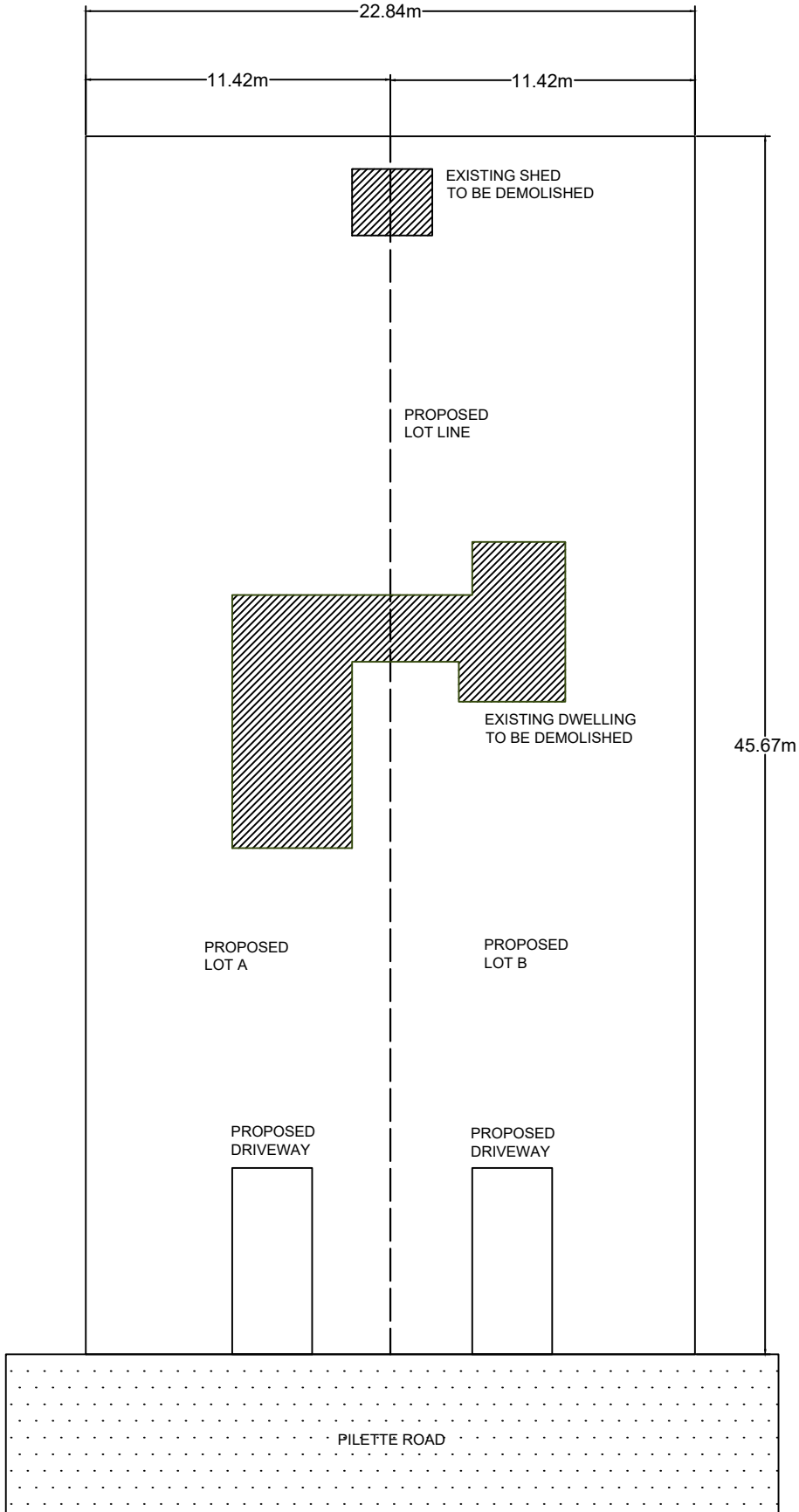


Contact Information:

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



EXISTING CONDITIONS AND PROPOSED SEVERANCE SKETCH

3010 PILLETTE ROAD
WINDSOR, ONTARIO

NOTES:

1. EXISTING SINGLE DWELLING TO BE DEMOLISHED
2. EXISTING SHED TO BE DEMOLISHED
3. PROPOSED CONSENT WILL CREATE TWO LOTS
4. EACH PROPOSED LOT HAS APPROXIMATE DIMENSIONS OF 11.43 m x 45.72 m
5. TWO PROPOSED DRIVEWAYS ARE SHOWN CONCEPTUALLY
6. ALL DIMENSIONS ARE IN METERS
7. THIS DRAWING IS A CONCEPTUAL SKETCH ONLY

DATE: 2026-03-07



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 12R-19620

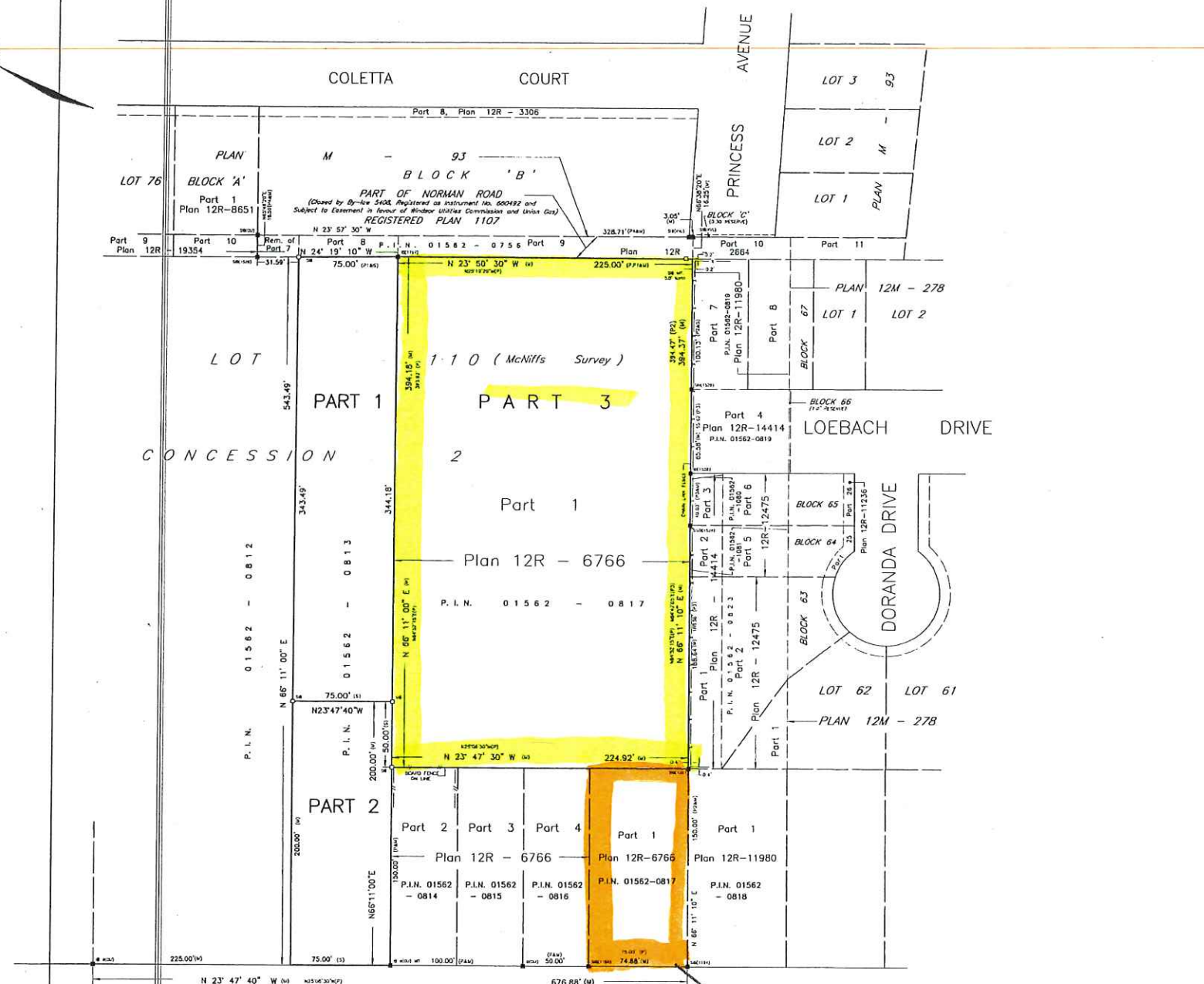
RECEIVED AND DEPOSITED

DATE JUNE 7, 2002 DATE 2002 JUN -11

J.P. VERHAEGEN
ONTARIO LAND SURVEYOR

Richard Bezare
AN ASSISTANT SURVEYOR
REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PARTS SCHEDULE			
PART	AREA	DESCRIPTION	P.L.N.
1	25,787 sq.ft.	PART OF LOT 110, (McNiff's Survey) CONCESSION 2	ALL OF 01562-0813
2	15,000 sq.ft.		PART OF 01562-0813
3	68,709 sq.ft.		PART OF 01562-0817



PLAN OF SURVEY
OF
PART OF LOT 110
CONCESSION 2 McNiff's Survey
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.

SCALE : 1"=40'

0 20.0 40.0 80.0 120.0 160.0

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

BEARING REFERENCE
BEARINGS HEREON ARE GRID BEARINGS, HAD 83 UTM ZONE 17 AND ARE DERIVED FROM GEODETIC SURVEY OF CANADA MONUMENT 683023 AND CITY OF WINDSOR MONUMENT 68-0102 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST LONGITUDE.

- LEGEND
- ▬ DENOTES 1" x 1" x 4'-0" STANDARD IRON BAR
 - ▬ DENOTES 1" x 1" x 2'-0" SHORT STANDARD IRON BAR
 - ▬ DENOTES 5/8" x 5/8" x 2'-0" IRON BAR
 - ▬ DENOTES 3/4" diameter x 2'-0" ROUND IRON BAR
 - ⊕ DENOTES CUT-CROSS
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1528
 - ⊥ DENOTES WITNESS
 - ⊥ DENOTES PERPENDICULAR
 - () DENOTES SET
 - () DENOTES MEASURED
 - () DENOTES SET PROPORTIONALLY
 - () DENOTES OPEN END
 - () DENOTES PLAN 12R-6766
 - () DENOTES PLAN 12R-3684
 - () DENOTES PLAN 12R-19354
 - () DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC. O.L.S.
 - () DENOTES JOHN B. SMITH INC. O.L.S.
 - () DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS THERE UNDER THEREOF.
- THIS SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 2002.

DATE MAY 28, 2002

J.P. VERHAEGEN
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.

WINDSOR
475 DeWachre Road, Suite 200
N6Y 2L5
Ph: (519) 258-1772
Fax: (519) 258-1791

LEAMINGTON
187 Talbot Street East
N8H 1E8
Ph: (519) 322-3218
Fax: (519) 322-3015

ONTARIO LAND SURVEYORS
www.ols.com

Drawn by: N.M.G.
Checked by: OLS
Date: 2002/05/28
CAD FILE NO: T:\12R\12R19620.dwg

4-20370 FILE NO: E-WND-2-110 PLAN NO: C-2348

PILLETTE ROAD

(ORIGINALLY OPENED BY QUARTER SESSION COURT REFERENCE ONTARIO ARCHIVES R6-22 SERIES 103 VOLUME (1821-1834) PAGES 310 AND 311)

75' x 150'