

Notice of Public Hearing – Committee of Adjustment Application

File # A-072/26 - 0 SANDWICH ST

Date Mailed: August 26, 2026

Electronic hearing:

By videoconference on September 10, 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 August 26, 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 40 S PT LOT 18;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 3.1 (RD3.1)- S.20(1) 5 & S.20 (1) 236

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: The City of Windsor Corporation Applicant Name: The City of Windsor Corporation		0 SANDWICH ST (ROLL # 3739-050-160-01300-0000)

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the minimum lot width requirement for a double duplex or multiple dwelling with four dwelling units.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	11.2.5.4.1	Minimum Lot Width	18.0m	14.3m

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

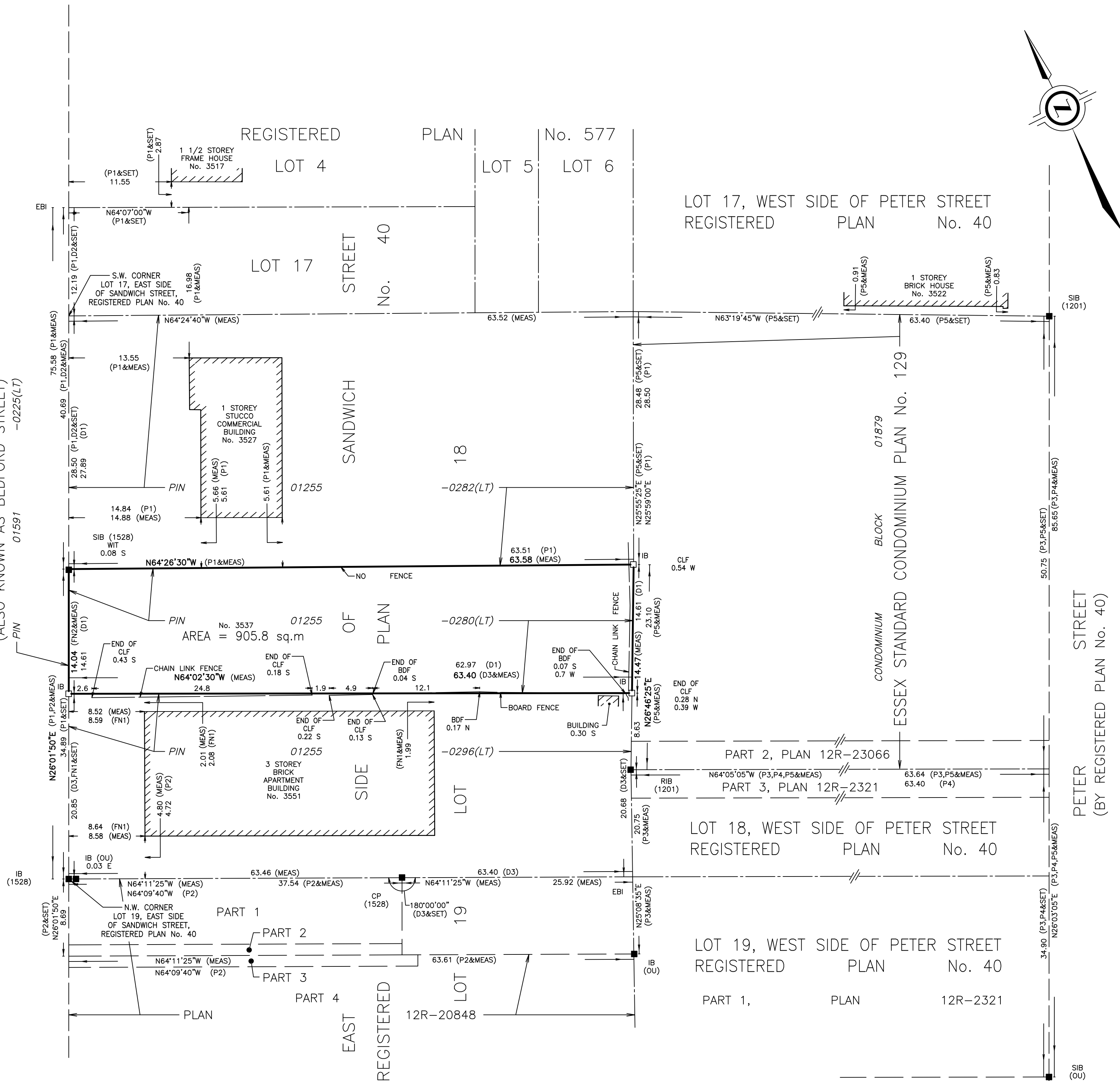
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any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



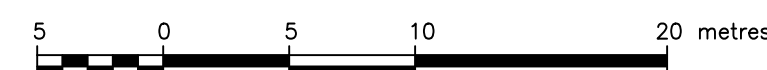
Contact Information:

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

SANDWICH STREET
(BY REGISTERED PLAN No. 40)
(ALSO KNOWN AS BEDFORD STREET)
-0225(LT)
01591



PLAN OF SURVEY OF
PART OF LOT 18
EAST SIDE OF SANDWICH STREET
REGISTERED PLAN No. 40
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
SCALE 1 : 300



VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED
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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS)(2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 1°29'00" CLOCKWISE WAS
APPLIED TO BEARINGS ON PLAN P1.

FOR BEARING COMPARISONS, A ROTATION OF 1°45'50" CLOCKWISE WAS
APPLIED TO BEARINGS ON PLAN P2.

FOR BEARING COMPARISONS, A ROTATION OF 1°33'05" CLOCKWISE WAS
APPLIED TO BEARINGS ON PLANS P3, P4 AND P5.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	ROUND IRON BAR
RIB	DENOTES	CONCRETE PIN
1201	DENOTES	CLARKE SURVEYORS INC., O.L.S.
1528	DENOTES	VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
OU	DENOTES	TOPOGRAPHIC PLAN OF SURVEY BY VERHAEGEN STUBBERFIELD
P1	DENOTES	HARTLEY BREWER BEZAIRE INC., O.L.S. DATED MAY 4, 1990 (REF. No. 4-06277)
P2	DENOTES	PLAN 12R-20848
P3	DENOTES	PLAN 12R-23066
P4	DENOTES	PLAN 12R-2321
P5	DENOTES	ESSEX STANDARD CONDOMINIUM PLAN No. 129
D1	DENOTES	INSTRUMENT No. R1542852
D2	DENOTES	INSTRUMENT No. R437761
D3	DENOTES	INSTRUMENT No. R1044722
FN1	DENOTES	OLD FIELD NOTES BY H.B. HEAD O.L.S., DATED NOVEMBER 4, 1968
EBI	DENOTES	ESTABLISHED BY INTERSECTION
MEAS	DENOTES	MEASURED
WIT	DENOTES	WITNESS
BDF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE

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.

SURVEYOR'S CERTIFICATE

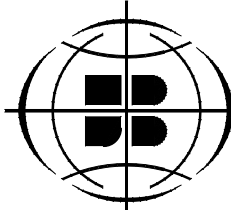
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF , 2026.

JUNE 30, 2026
DATE

Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133304.

		
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: DHT	CHECKED BY: RAS	REFERENCE NO.: 26-47-224-00
PLOT DATE: 6/30/2026		DATED: 06/25/2026