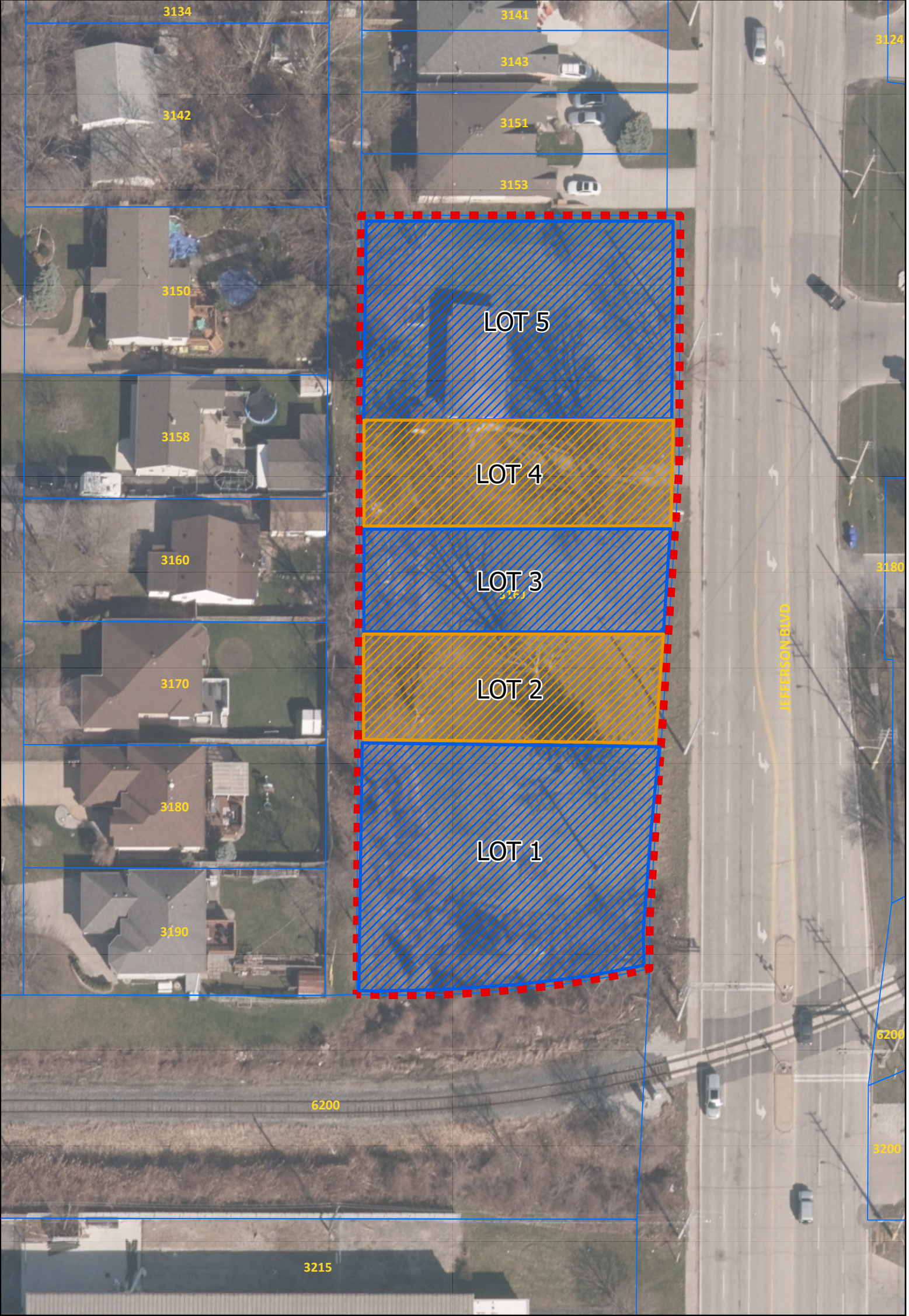




COMMITTEE OF ADJUSTMENT

APPLICANT : 100148400 ONTARIO CORP
ADDRESS : 3161 JEFFERSON BOULEVARD

N.T.S.

Notice of Public Hearing – Committee of Adjustment Application

File # A-077/26 & B-042/26 - 3161 JEFFERSON BLVD

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 1153 LOT 221 N PT LOT;222 PT BLK B; IRREG; 1.13AC 337.23FR

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.5 (RD2.5)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1001484000 ONTARIO CORP Applicant Name: 10511625 Canada Corp		3161 JEFFERSON BLVD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Proposed severance to create 4 new lots to facilitate 5 Semi-Detached Dwellings (1 per lot). Requesting relief for increased maximum lot width and lot area for proposed lots 1 and 5; and reduced minimum front yard depth for all lots.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning Bylaw 8600	11.5.5.3.1	Minimum Lot Width (Lot 1)	18.0m	29.1m
Zoning Bylaw 8600	11.5.5.3.2	Minimum Lot Area (Lot 1)	630.0m ²	1,232.7m ²
Zoning Bylaw 8600	11.5.5.3.1	Minimum Lot Width (Lot 5)	18.0m	28.7m
Zoning Bylaw 8600	11.5.5.3.5	Minimum Lot Area (Lot 5)	630.0m ²	1,184.2m ²

Zoning Bylaw 8600	11.5.5.3.5	Minimum Front Yard Depth (Lots 1-5) -no detached garage or carport in rear yard	6.0m	3.0m
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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.

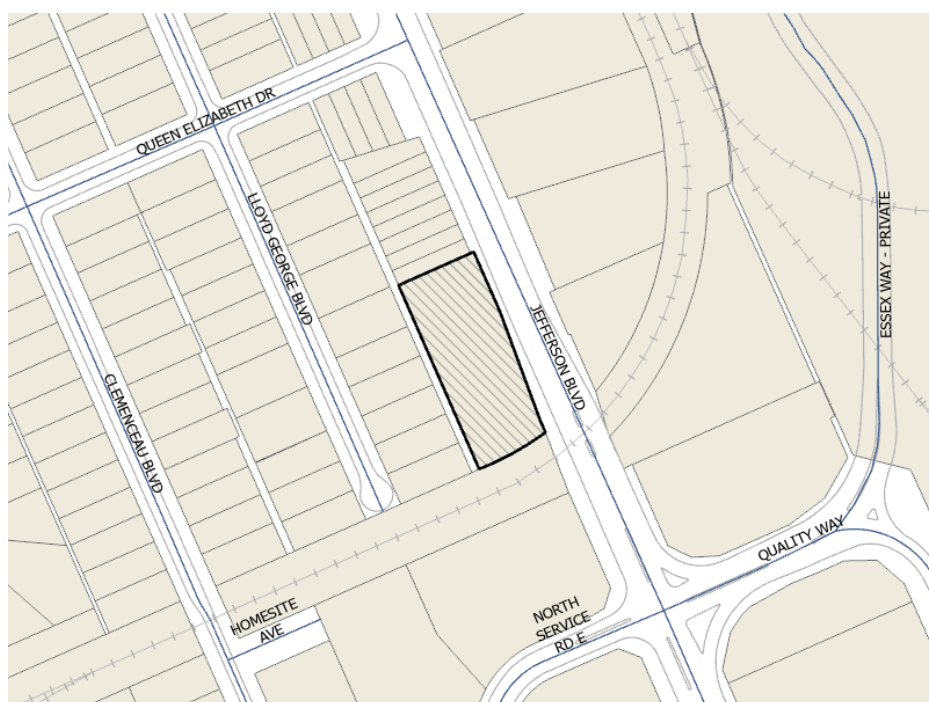
Participate in the hearing by videoconference (Microsoft Teams)

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

LEGEND

○ MHH DENOTES HYDRO MANHOLE	✦ FH DENOTES FIRE HYDRANT
○ MHS DENOTES SEWER MANHOLE	✦ WM DENOTES WATER METER
○ MHT DENOTES TELEPHONE MANHOLE	✦ WVS DENOTES WATER VALVE (Service)
○ MHTRDENOTES TRAFFIC MANHOLE	✦ WVM DENOTES WATER VALVE (Main)
○ MHW DENOTES WATER MANHOLE	✦ GM DENOTES GAS METER
■ CB DENOTES CATCH BASIN	✦ GV DENOTES GAS VALVE
■ DCB DENOTES DOUBLE CATCH BASIN	✦ HM DENOTES HYDRO METER
● LSc DENOTES LIGHT STANDARD CONCRETE	■ PedT DENOTES TELEPHONE PEDESTAL
● Ls DENOTES LIGHT STANDARD STEEL	■ PedCTV DENOTES CABLE TV PEDESTAL
● LSw DENOTES LIGHT STANDARD WOOD	▼ Trs DENOTES TRAFFIC SIGN
● UPc DENOTES UTILITY POLE CONCRETE	■ Trsg DENOTES TRAFFIC SIGNAL
● UPs DENOTES UTILITY POLE STEEL	■ Trsb DENOTES TRAFFIC SIGNAL BOX
● UPw DENOTES UTILITY POLE WOOD	● TH DENOTES TESTHOLE
● GP DENOTES GUY POLE	◆ BM DENOTES BENCH MARK
● GW DENOTES GUY WIRE	△ HCP DENOTES HORIZONTAL CONTROL POINT
● Bol DENOTES BOLLARD	○ VCP DENOTES VERTICAL CONTROL POINT
● PM DENOTES PARKING METER	● SC DENOTES SHRUB
100 DENOTES TOP OF CURB	○ SC DENOTES SEWER CLEANOUT
800 DENOTES BOTTOM OF CURB	INV DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN
TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR
(NTS) NOT TO SCALE.

C	C	DENOTES OVERHEAD CABLE TV LINE
G	(pipe size)	DENOTES GAS LINE
H	H	DENOTES OVERHEAD HYDRO LINE
CS	(pipe size)	DENOTES COMBINED SEWER
SA	(pipe size)	DENOTES SANITARY SEWER
ST	(pipe size)	DENOTES STORM SEWER
T	T	DENOTES OVERHEAD TELEPHONE LINE
W	(pipe size)	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u"
(CABLE = uC HYDRO = uH TELEPHONE = uT)

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.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	4683376.79	336352.73
ORP-B	4683412.46	336432.85
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK

BENCH MARK 1022
M.B. 3090 JEFFERSON BOULEVARD (AAMCO TRANSMISSIONS); THE PLATE IS
LOCATED ON THE WEST WALL, 43 CM FROM THE SOUTH WALL AND 30 CM
ABOVE GRADE.

SITE BENCH MARK

TOP OF NAIL SET IN CURB AT NORTHEAST CORNER OF THE PROPERTY.

AREA

4420.0 Sq.Metres (0.442 Hectares)

TOPOGRAPHIC SURVEY

OF
LOT 221,
PART OF LOT 222
PART OF BLOCK 'B'
REGISTERED PLAN 1153
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE = 1:300

0 3.00 6.00 12.00 18.00 30.00 METRES

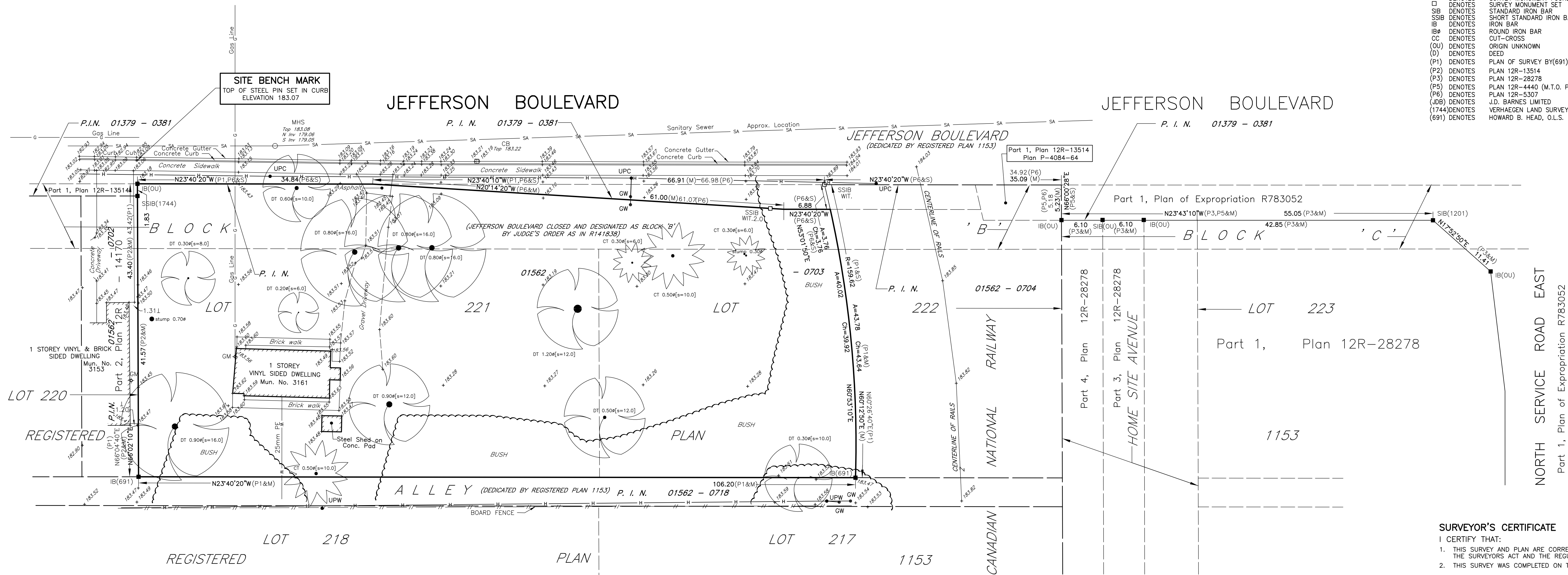
LEGEND AND NOTES

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 0.999892.

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.R.G. 525/91.

■ DENOTES SURVEY MONUMENT FOUND	CP DENOTES STEEL PIN
□ DENOTES SURVEY MONUMENT SET	PB DENOTES PLASTIC BAR
SB DENOTES STANDARD IRON BAR	WT DENOTES WITNESS
SSIB DENOTES SHORT STANDARD IRON BAR	W DENOTES MEASURED
IB DENOTES IRON BAR	S DENOTES SET
IB# DENOTES ROUND IRON BAR	L DENOTES PERPENDICULAR
CC DENOTES CUT-CROSS	
(OU) DENOTES ORIGIN UNKNOWN	
(D) DENOTES DEED	
(P1) DENOTES PLAN OF SURVEY BY(691) DATED MARCH 25, 1969.	
(P2) DENOTES PLAN 12R-13514	
(P3) DENOTES PLAN 12R-28278	
(P5) DENOTES PLAN 12R-4440 (M.T.O. PLAN P-4084-64)	
(P6) DENOTES PLAN 12R-5307	
(JDB) DENOTES J.D. BARNES LIMITED	
(1744) DENOTES VERHAEGEN LAND SURVEYORS	
(691) DENOTES HOWARD B. HEAD, O.L.S.	



CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE
APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

INVERTS
SEWER INVERT ELEVATIONS SHOWN HEREON HAVE BEEN DERIVED
FROM CITY OF WINDSOR SEWER ATLAS PLATE PB AND ARE NOT
THE RESULT OF FIELD MEASUREMENTS.

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P1	1° 24' 40"
P2	0° 56' 50"
P5	0° 01' 20"
P1	1° 02' 00"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

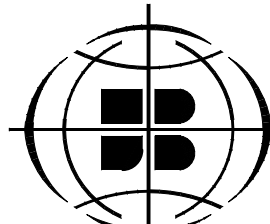
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2023.

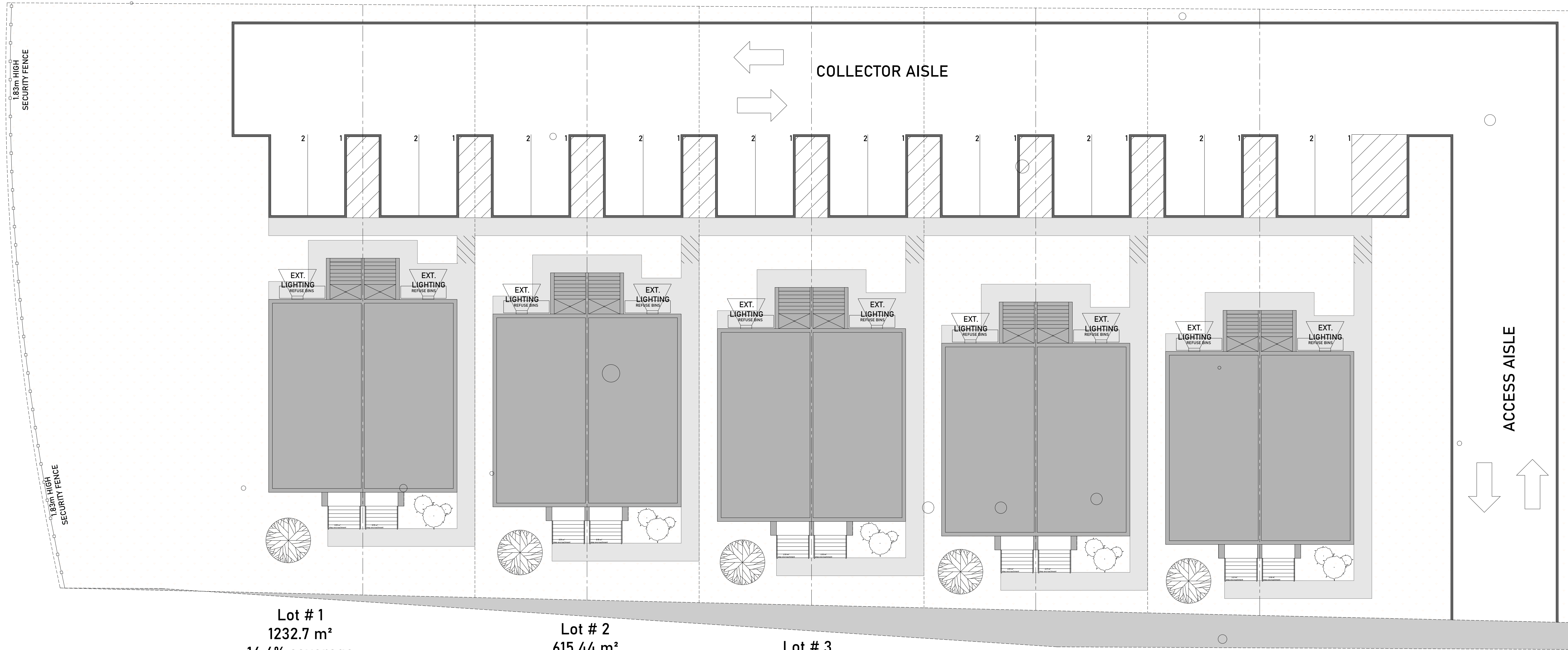
DATE OCTOBER 6, 2023

Roy Simone
ROY A. SIMONE

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2210842

 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: D.J.	CHECKED BY: RAS	REFERENCE NO.: 23-47-468-00
CAD File: 23-47-468-00.dwg	E-1153-22	CAD Date: October 5, 2023 4:40 PM



Lot # 1
 1232.7 m²
 14.4% coverage

Lot # 2
 615.44 m²
 28.9% coverage

Lot # 3
 621.14 m²
 28.6% coverage

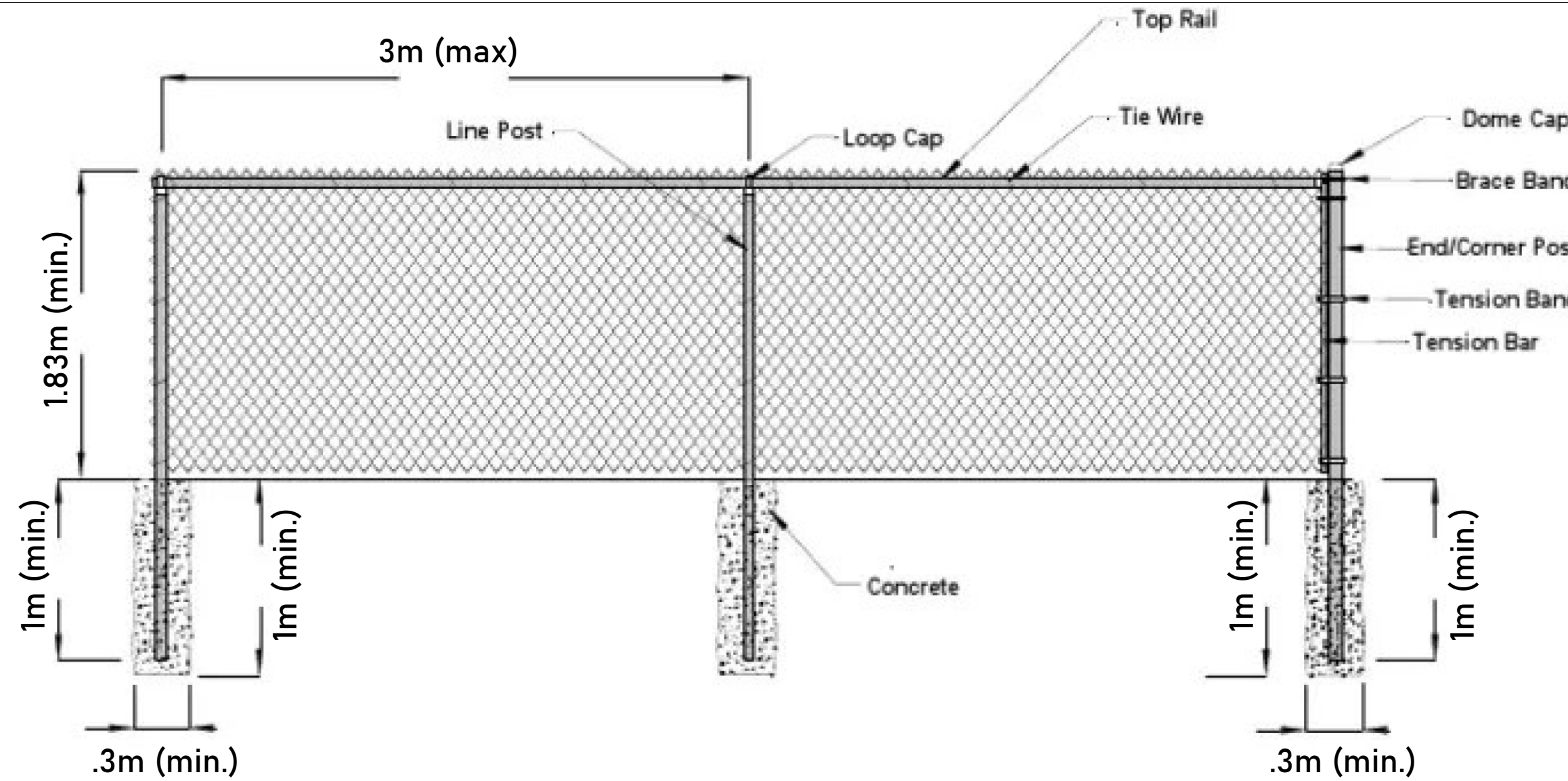
Lot # 4
 622.13 m²
 28.6% coverage

Lot # 5
 1184.78 m²
 15% coverage

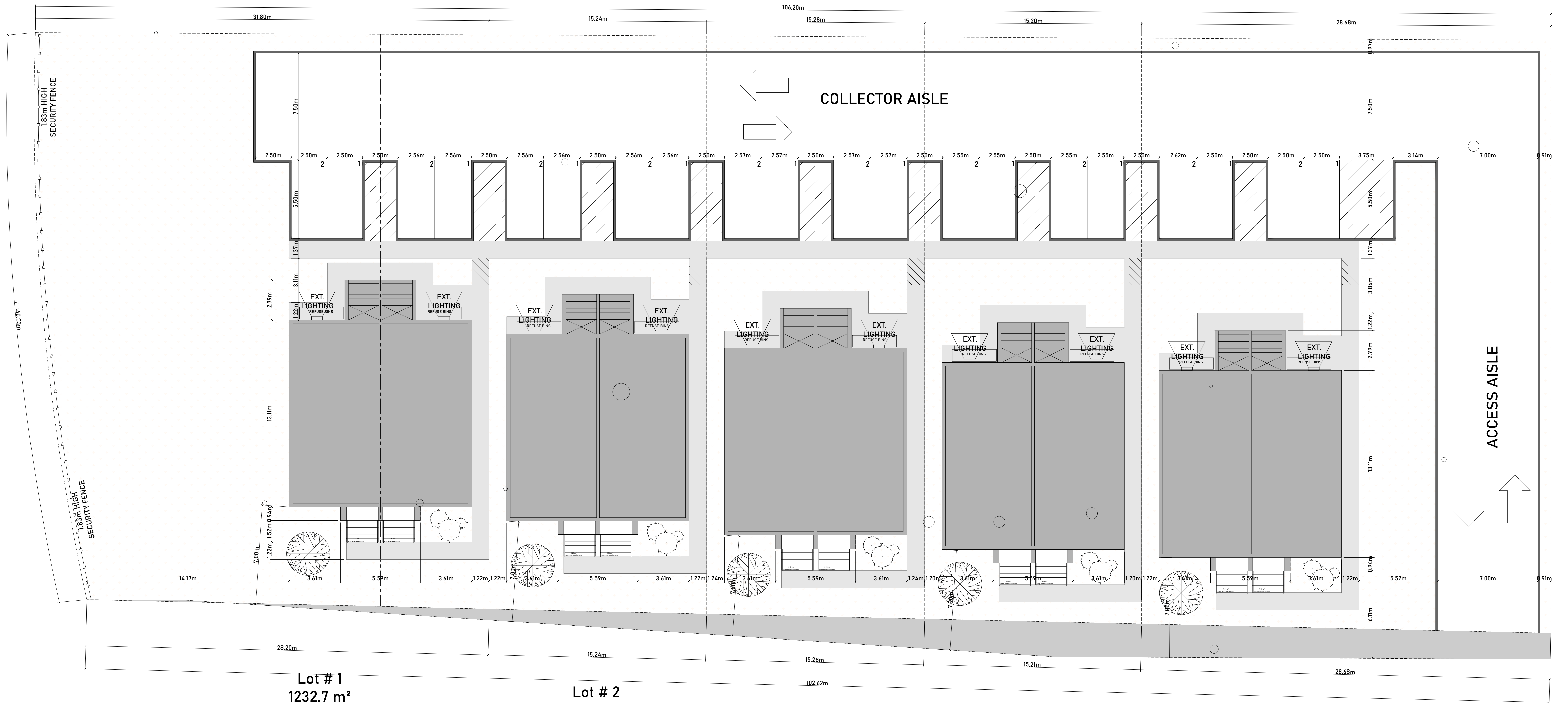
SEMI-DETACHED
 (2 TOTAL DWELLING UNITS)
 BUILDING AREA = 167.78 m²
 TOTAL COVERAGE = 180.69 m²

AREA (per side):	
GROUND FLOOR:	858 sf
SECOND FLOOR:	858 sf
BASEMENT (unfinished cellar):	725 sf
FRONT PORCH:	37 sf

AREA (per side):	
GROUND FLOOR:	79.7 m ²
SECOND FLOOR:	79.7 m ²
BASEMENT (unfinished cellar):	67.4 m ²
FRONT PORCH:	1.9 m ²



2 SECURITY FENCE DETAIL
A00.2 N.T.S.



Lot # 1
1232.7 m²
14.4% coverage

Lot # 2
615.44 m²
28.9% coverage

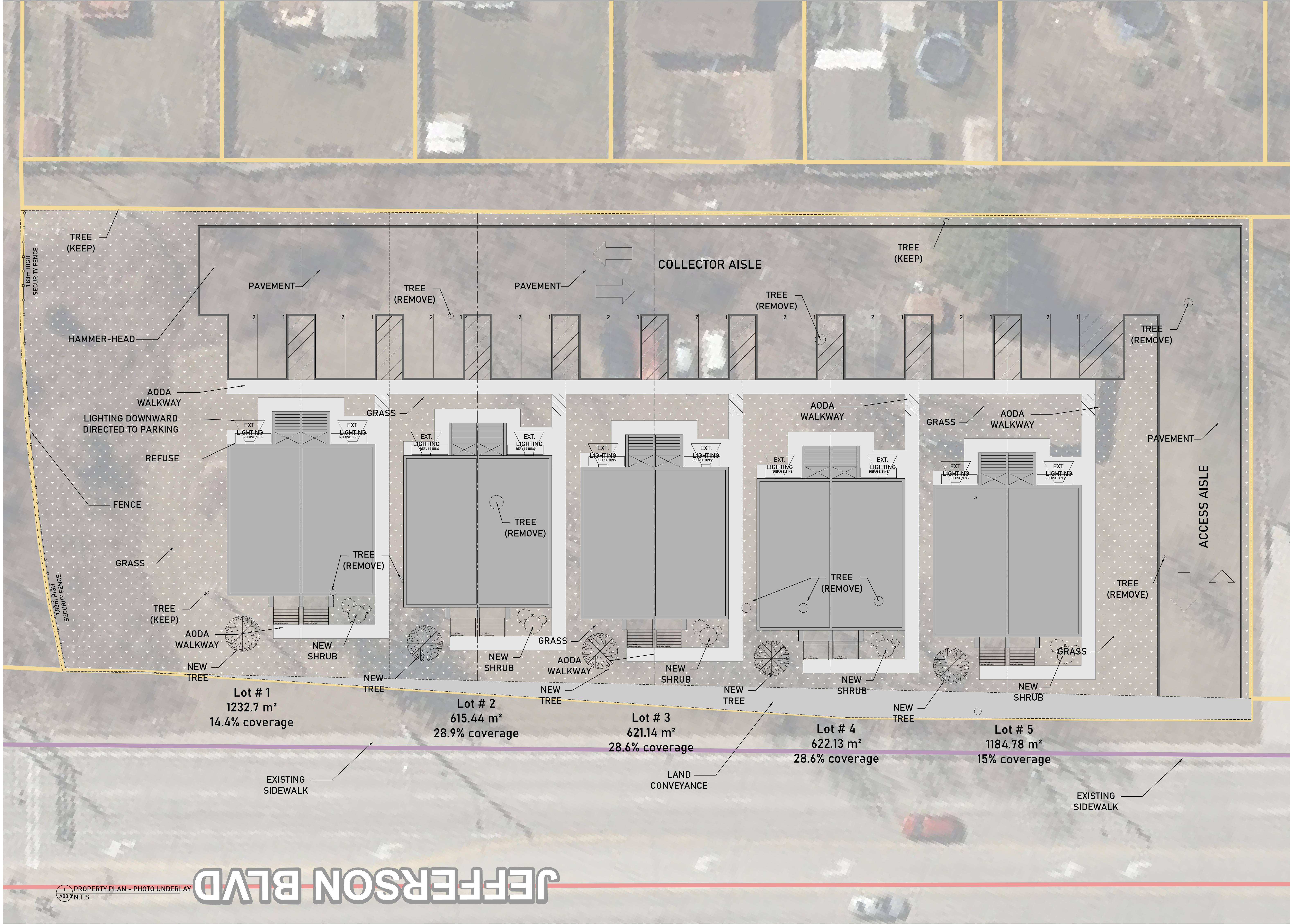
Lot # 3
621.14 m²
28.6% coverage

Lot # 4
622.13 m²
28.6% coverage

Lot # 5
1184.78 m²
15% coverage

AREA (per side):		AREA (per side):	
GROUND FLOOR:	858 sf	GROUND FLOOR:	79.7 m ²
SECOND FLOOR:	858 sf	SECOND FLOOR:	79.7 m ²
BASEMENT (unfinished cellar):	725 sf	BASEMENT (unfinished cellar):	67.4 m ²
FRONT PORCH:	37 sf	FRONT PORCH:	1.9 m ²

1 PROPERTY PLAN - DIMENSIONED
A00.2 N.T.S.



Lot # 1
1232.7 m²
14.4% coverage

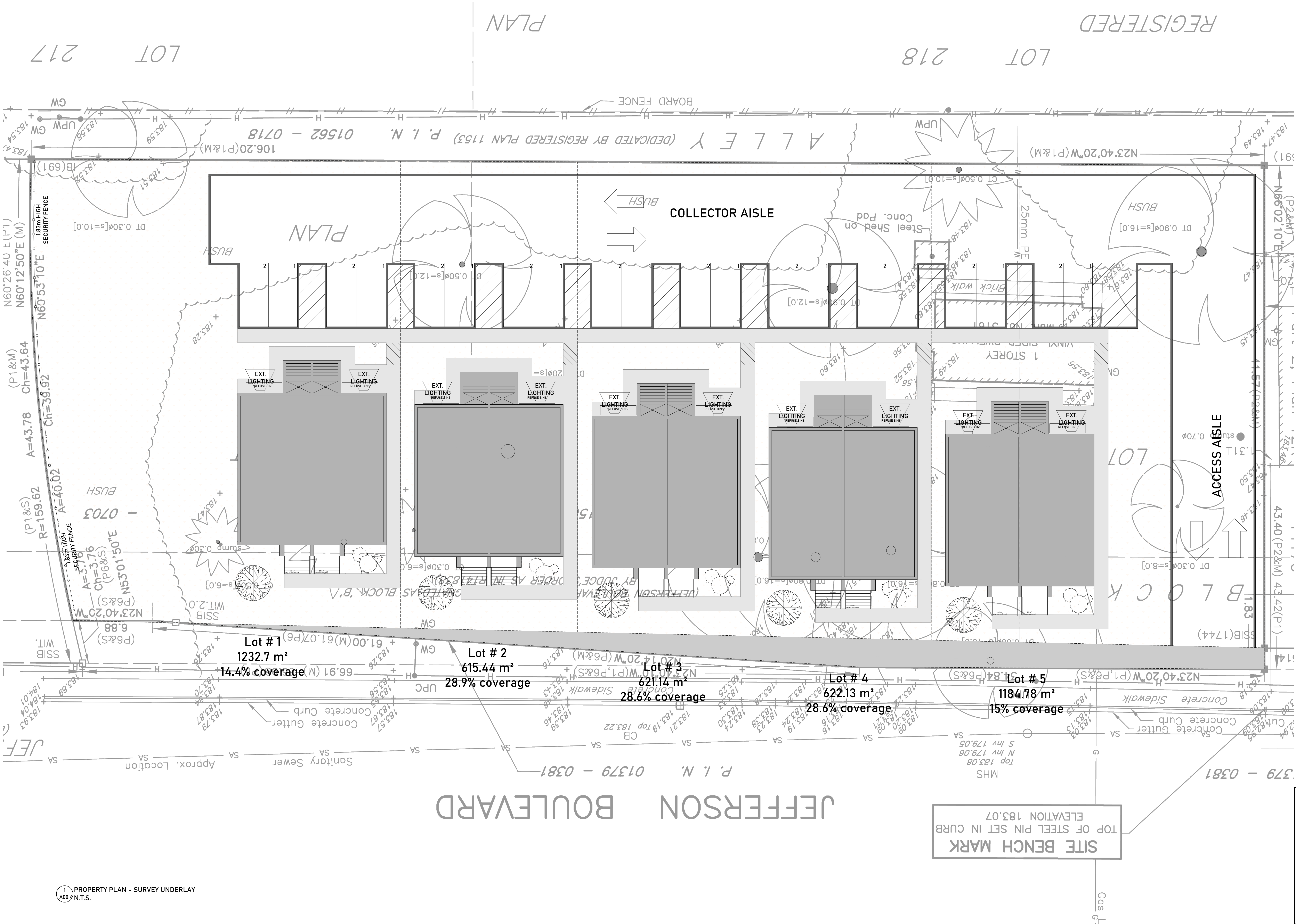
Lot # 2
615.44 m²
28.9% coverage

Lot # 3
621.14 m²
28.6% coverage

Lot # 4
622.13 m²
28.6% coverage

Lot # 5
1184.78 m²
15% coverage

JEFFERSON BLVD



1 PROPERTY PLAN - SURVEY UNDERLAY
A00.4 N.T.S.

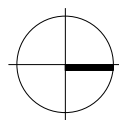
Site Data Matrix						OBC Reference
1	Project Description: 3161 Jefferson to be separated into 5 lots for 5 semi detached homes (for Lot 1)				☐ Part 3 ☒ Part 9 ☐ Part 11	
2	Zoning Designation:		RD. 2.5			
3	Existing Land Use:		Residential (MD1.6 / CD1.4)			
4	Major Occupancy(s):		Group C - Residential home			
5	Building Classification:		Group (C) Division (B) 3.2.2 (54)			
6	Dwelling Unit Types:		Studio Unit () One Bedroom () Two Bedroom () Three Bedroom (3+)			
7	Site Area		Building Area		Gross Area	
	Existing:	4421 m²	Existing:	0	Existing:	
	Proposed:	1232.7 m²	Proposed:	167.78 m²	Proposed:	335 m²
	Total:		Total:		Total:	335 m²
8	Lot Coverage		Minimum Lot Width		Building Height	
	Maximum:	45%	Required:	15-18m	Maximum:	14m
	Provided:	14.4%	Provided:	28.2m	Provided:	8.15m
	Minimum Front Yard Depth		Minimum Rear Yard Depth	Minimum Side Yard Width		
9	Required:	6m / 7m	Required:	7.5m	Required:	1.2m
	Provided:	7m	Provided:	20m	Provided:	1.2m
10	Parking		Visitor Parking Spaces		Accessible Parking Spaces	
	Use Classification:	Semi	Existing:	0	Existing:	0
	Existing:	0	Required:	0	Required:	0
	Proposed:	2	Proposed:	0	Proposed:	0
11	Bicycle Spaces		Loading Spaces		Stacking Spaces	
	Existing:	0	Existing:	0	Existing:	0
	Required:	0	Required:	0	Required:	0
	Proposed:	0	Proposed:	0	Proposed:	0
12	Landscaped Area		Curbing Length		Screening Fence Length	
	Existing:		Existing:	0	Existing:	0
	Required:	0	Proposed:	364m	Proposed:	0
	Proposed:	743m² 60 %	Total:	364m	Total:	0
Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.						
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.						
A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.						

Site Data Matrix						OBC Reference
1	Project Description: 3161 Jefferson to be separated into 5 lots for 5 semi detached homes (for Lot 2)				☐ Part 3 ☒ Part 9 ☐ Part 11	
2	Zoning Designation:		RD. 2.5			
3	Existing Land Use:		Residential (MD1.6 / CD1.4)			
4	Major Occupancy(s):		Group C - Residential home			
5	Building Classification:		Group (C) Division (B) 3.2.2 (54)			
6	Dwelling Unit Types:		Studio Unit () One Bedroom () Two Bedroom () Three Bedroom (3+)			
7	Site Area		Building Area		Gross Area	
	Existing:	4421 m²	Existing:	0	Existing:	
	Proposed:	615.44 m²	Proposed:	167.78 m²	Proposed:	335 m²
	Total:		Total:		Total:	335 m²
8	Lot Coverage		Minimum Lot Width		Building Height	
	Maximum:	45%	Required:	15-18m	Maximum:	14m
	Provided:	28.9%	Provided:	15.24m	Provided:	8.15m
	Minimum Front Yard Depth		Minimum Rear Yard Depth	Minimum Side Yard Width		
9	Required:	6m / 7m	Required:	7.5m	Required:	1.2m
	Provided:	7m	Provided:	20m	Provided:	1.2m
10	Parking		Visitor Parking Spaces		Accessible Parking Spaces	
	Use Classification:	Semi	Existing:	0	Existing:	0
	Existing:	0	Required:	0	Required:	0
	Proposed:	2	Proposed:	0	Proposed:	0
11	Bicycle Spaces		Loading Spaces		Stacking Spaces	
	Existing:	0	Existing:	0	Existing:	0
	Required:	0	Required:	0	Required:	0
	Proposed:	0	Proposed:	0	Proposed:	0
12	Landscaped Area		Curbing Length		Screening Fence Length	
	Existing:		Existing:	0	Existing:	0
	Required:	0	Proposed:	364m	Proposed:	0
	Proposed:	136.4m² 22 %	Total:	364m	Total:	0
Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.						
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.						
A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.						

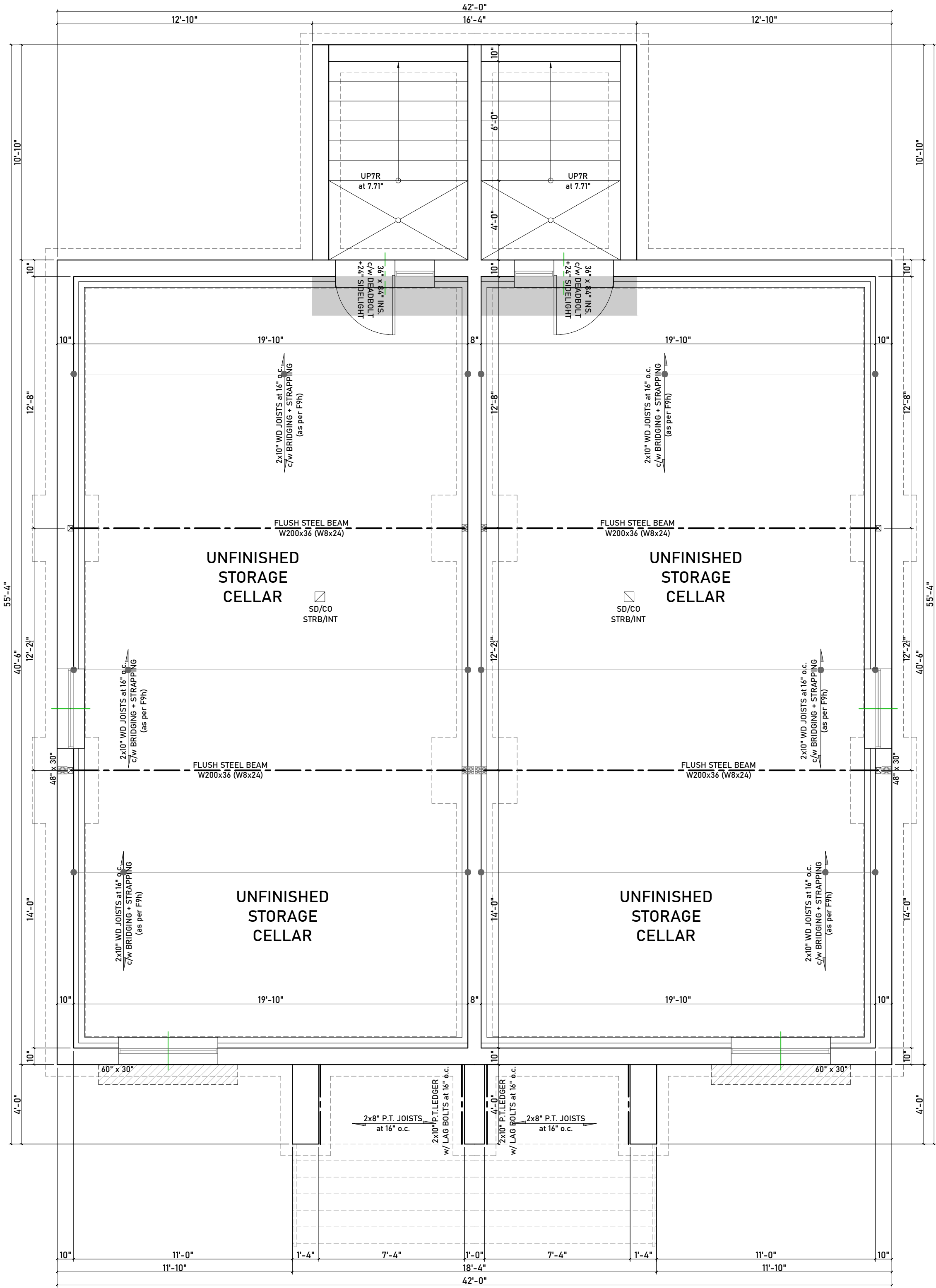
Site Data Matrix						OBC Reference
1	Project Description: 3161 Jefferson to be separated into 5 lots for 5 semi detached homes (for Lot 3)				☐ Part 3 ☒ Part 9 ☐ Part 11	
2	Zoning Designation:		RD. 2.5			
3	Existing Land Use:		Residential (MD1.6 / CD1.4)			
4	Major Occupancy(s):		Group C - Residential home			
5	Building Classification:		Group (C) Division (B) 3.2.2 (54)			
6	Dwelling Unit Types:		Studio Unit () One Bedroom () Two Bedroom () Three Bedroom (3+)			
7	Site Area		Building Area		Gross Area	
	Existing:	4421 m²	Existing:	0	Existing:	
	Proposed:	621.14 m²	Proposed:	167.78 m²	Proposed:	335 m²
	Total:		Total:		Total:	335 m²
8	Lot Coverage		Minimum Lot Width		Building Height	
	Maximum:	45%	Required:	15-18m	Maximum:	14m
	Provided:	28.6%	Provided:	15.28m	Provided:	8.15m
	Minimum Front Yard Depth		Minimum Rear Yard Depth	Minimum Side Yard Width		
9	Required:	6m / 7m	Required:	7.5m	Required:	1.2m
	Provided:	7m	Provided:	20m	Provided:	1.2m
10	Parking		Visitor Parking Spaces		Accessible Parking Spaces	
	Use Classification:	Semi	Existing:	0	Existing:	0
	Existing:	0	Required:	0	Required:	0
	Proposed:	2	Proposed:	0	Proposed:	0
11	Bicycle Spaces		Loading Spaces		Stacking Spaces	
	Existing:	0	Existing:	0	Existing:	0
	Required:	0	Required:	0	Required:	0
	Proposed:	0	Proposed:	0	Proposed:	0
12	Landscaped Area		Curbing Length		Screening Fence Length	
	Existing:		Existing:	0	Existing:	0
	Required:	0	Proposed:	364m	Proposed:	0
	Proposed:	136.4m² 22 %	Total:	364m	Total:	0
Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.						
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.						
A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.						

Item	Site Data Matrix				OBC Reference	
1	Project Description: 3161 Jefferson to be separated into 5 lots for 5 semi detached homes (for Lot 4)				☐ Part 3 ☒ Part 9 ☐ Part 11	
2	Zoning Designation:				RD. 2.5	
3	Existing Land Use:				Residential (MD1.6 / CD1.4)	
4	Major Occupancy(s):				Group C - Residential home	
5	Building Classification:				Group (C) Division (B) 3.2.2 (54)	
6	Dwelling Unit Types:				Studio Unit () One Bedroom () Two Bedroom () Three Bedroom (3+)	
7	Site Area		Building Area		Gross Area	
	Existing:	4421 m ²	Existing:	0	Existing:	
	Proposed:	622.13 m ²	Proposed:	167.78 m ²	Proposed:	335 m ²
	Total:		Total:		Total:	335 m ²
8	Lot Coverage		Minimum Lot Width		Building Height	
	Maximum:	45%	Required:	15-18m	Maximum:	14m
	Provided:	28.6%	Provided:	15.24m	Provided:	8.15m
	Minimum Front Yard Depth		Minimum Rear Yard Depth		Minimum Side Yard Width	
9	Required:		6m / 7m		Required:	7.5m
	Provided:		7m		Provided:	20m
10	Parking		Visitor Parking Spaces		Accessible Parking Spaces	
	Use Classification:	Semi	Existing:	0	Existing:	0
	Existing:	0	Required:	0	Required:	0
	Proposed:	2	Proposed:	0	Proposed:	0
11	Bicycle Spaces		Loading Spaces		Stacking Spaces	
	Existing:	0	Existing:	0	Existing:	0
	Required:	0	Required:	0	Required:	0
	Proposed:	0	Proposed:	0	Proposed:	0
12	Landscaped Area		Curbing Length		Screening Fence Length	
	Existing:		Existing:	0	Existing:	0
	Required:	0	Proposed:	364m	Proposed:	0
	Proposed:	136.4m ² 22 %	Total:	364m	Total:	0
Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.						
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.						
A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.						

Item	Site Data Matrix				OBC Reference	
1	Project Description: 3161 Jefferson to be separated into 5 lots for 5 semi detached homes (for Lot 4)				☐ Part 3 ☒ Part 9 ☐ Part 11	
2	Zoning Designation:				RD. 2.5	
3	Existing Land Use:				Residential (MD1.6 / CD1.4)	
4	Major Occupancy(s):				Group C - Residential home	
5	Building Classification:				Group (C) Division (B) 3.2.2 (54)	
6	Dwelling Unit Types:				Studio Unit () One Bedroom () Two Bedroom () Three Bedroom (3+)	
7	Site Area		Building Area		Gross Area	
	Existing:	4421 m ²	Existing:	0	Existing:	
	Proposed:	1184.78 m ²	Proposed:	167.78 m ²	Proposed:	335 m ²
	Total:		Total:		Total:	335 m ²
8	Lot Coverage		Minimum Lot Width		Building Height	
	Maximum:	45%	Required:	15-18m	Maximum:	14m
	Provided:	15%	Provided:	15.24m	Provided:	8.15m
	Minimum Front Yard Depth		Minimum Rear Yard Depth		Minimum Side Yard Width	
9	Required:		6m / 7m		Required:	7.5m
	Provided:		7m		Provided:	23m
10	Parking		Visitor Parking Spaces		Accessible Parking Spaces	
	Use Classification:	Semi	Existing:	0	Existing:	0
	Existing:	0	Required:	0	Required:	0
	Proposed:	2	Proposed:	0	Proposed:	0
11	Bicycle Spaces		Loading Spaces		Stacking Spaces	
	Existing:	0	Existing:	0	Existing:	0
	Required:	0	Required:	0	Required:	0
	Proposed:	0	Proposed:	0	Proposed:	0
12	Landscaped Area		Curbing Length		Screening Fence Length	
	Existing:		Existing:	0	Existing:	0
	Required:	0	Proposed:	364m	Proposed:	0
	Proposed:	349m ² 29 %	Total:	364m	Total:	0
Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.						
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.						
A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.						



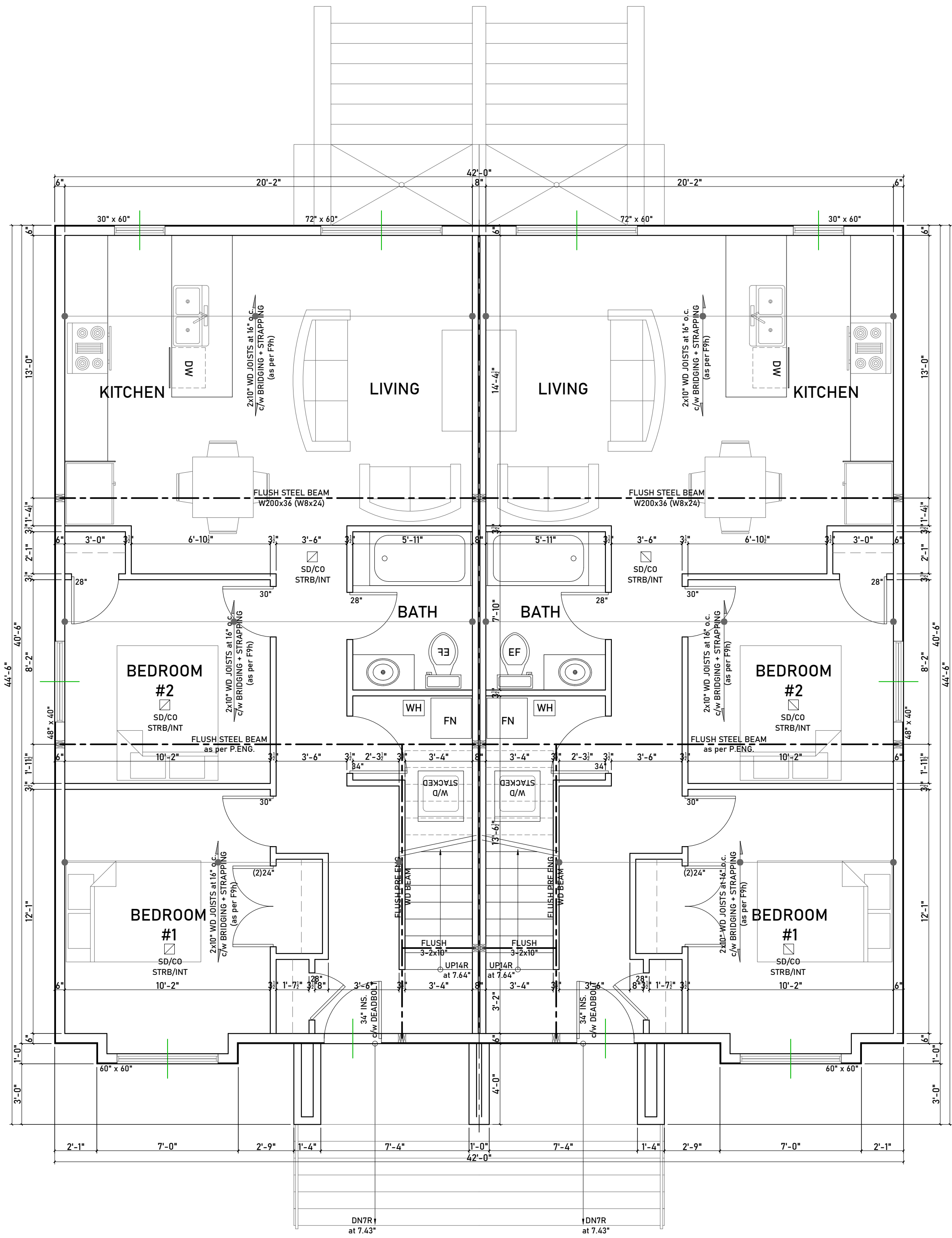
1 FOUNDATION PLAN
A01.1 1/4" = 1'

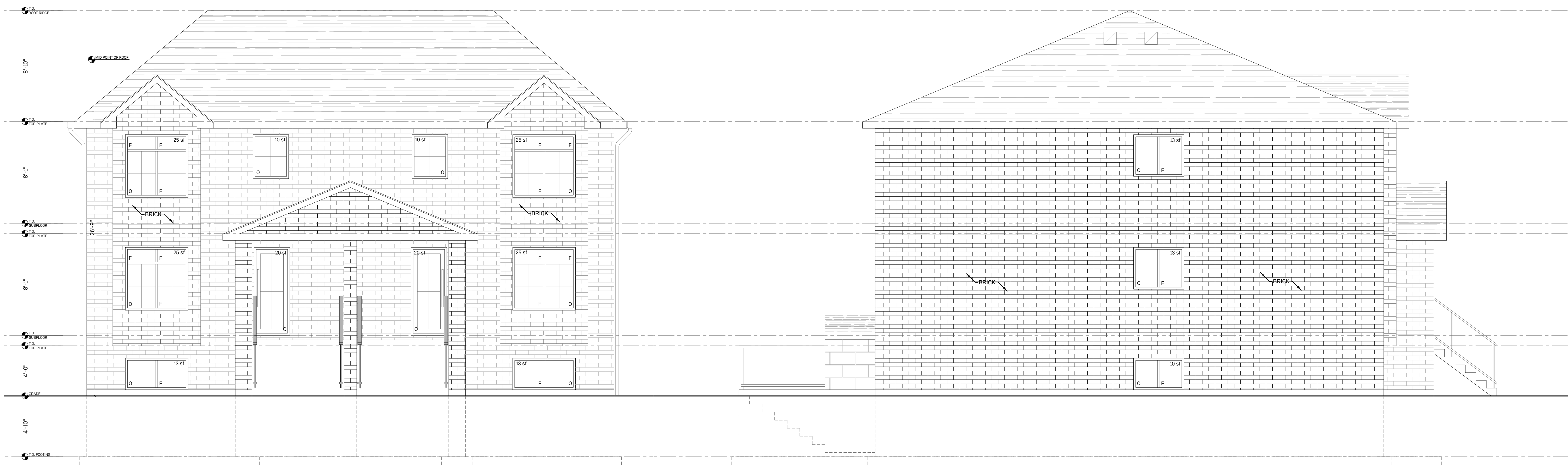


AREA (per side):	
GROUND FLOOR:	858 sf
SECOND FLOOR:	858 sf
BASEMENT (unfinished cellar):	725 sf
FRONT PORCH:	37 sf

AREA (per side):	
GROUND FLOOR:	79.7m ²
SECOND FLOOR:	79.7m ²
BASEMENT (unfinished cellar):	67.4m ²
FRONT PORCH:	1.9m ²

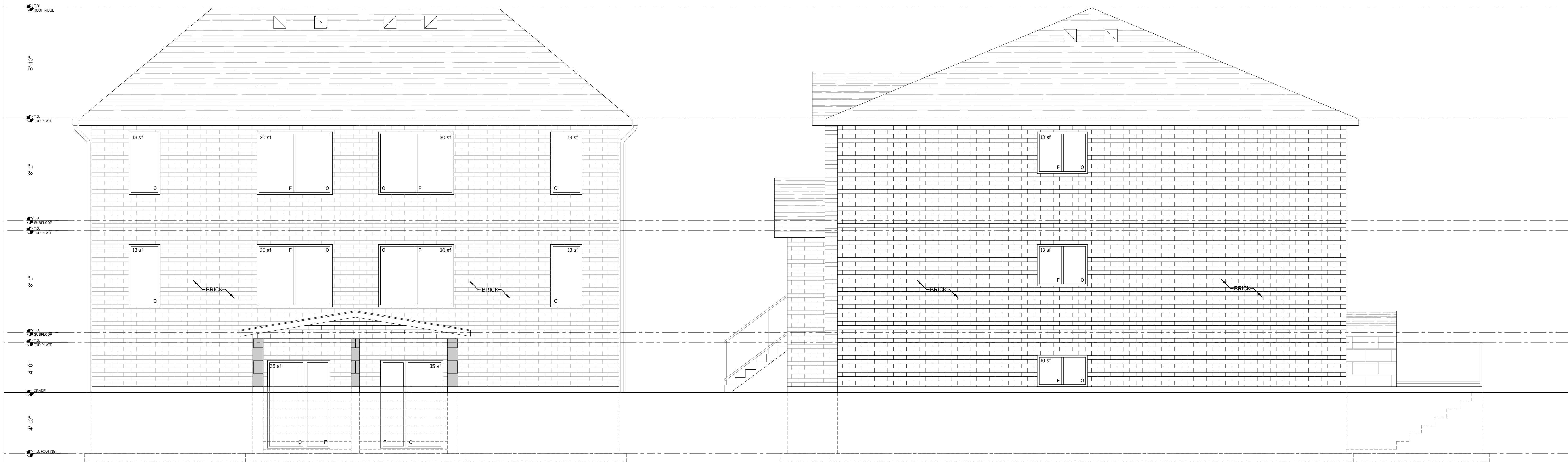
2 GROUND FLOOR PLAN
A01.1 1/4" = 1'





1 EAST ELEVATION
A02.1 1/4" = 1'

2 SOUTH ELEVATION
A02.1 1/4" = 1'



3 WEST ELEVATION
A02.1 1/4" = 1'

4 NORTH ELEVATION
A02.1 1/4" = 1'

SPA0- KK date 2026-07-24

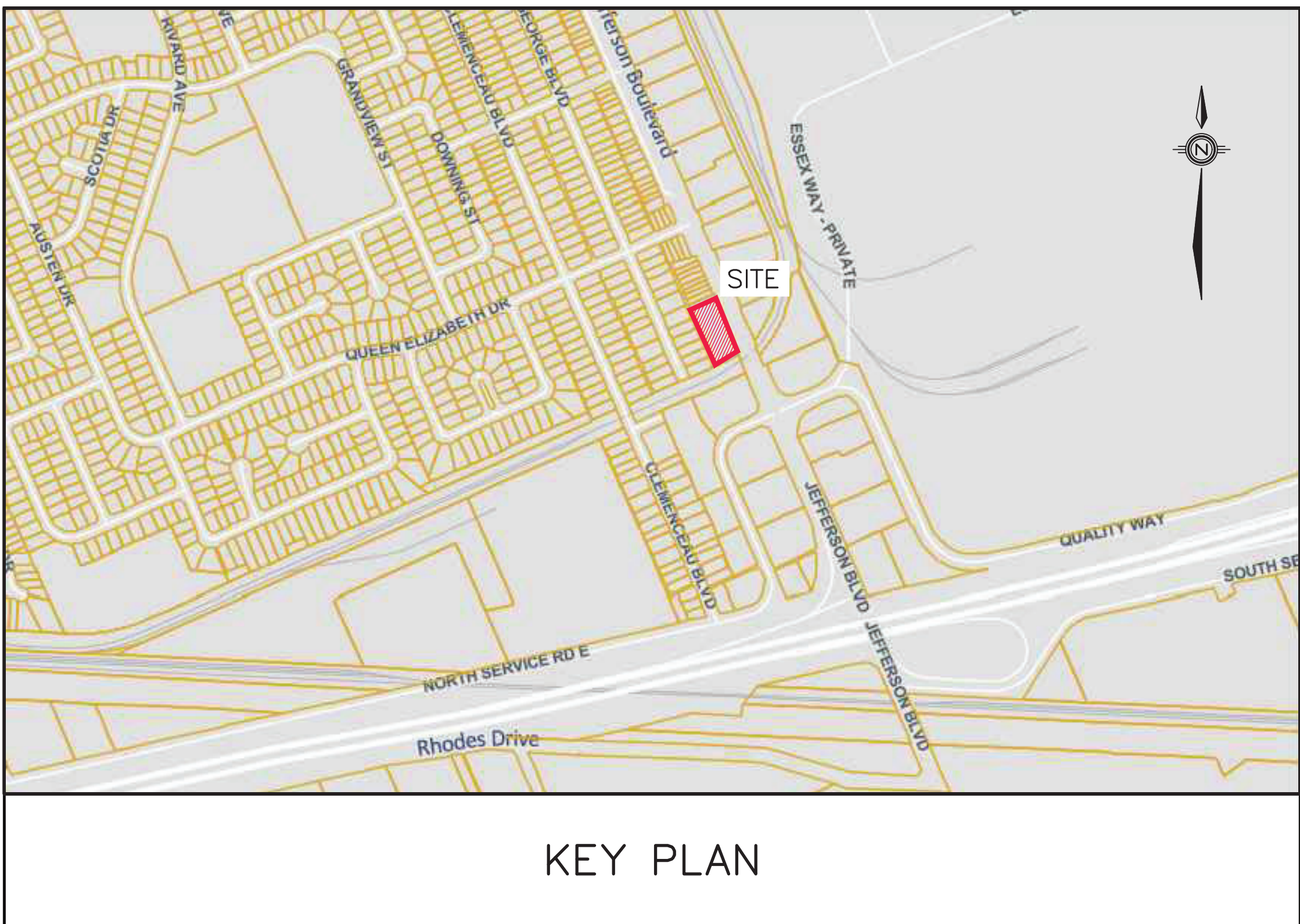
APPROVED
In accordance with By-Law 139-2013
CITY OF WINDSOR

FILE NO. SPC-2026-22

RESIDENTIAL SITE SERVICING

3161 JEFFERSON BLVD.

CITY OF WINDSOR



KEY PLAN

INDEX	
No.	DESCRIPTION
1.	INDEX, KEY PLAN & BENCHMARK
2.	REMOVALS & GENERAL NOTES AND DETAILS
3.	PAVING AND GRADING & SITE SERVICES

ELEVATIONS

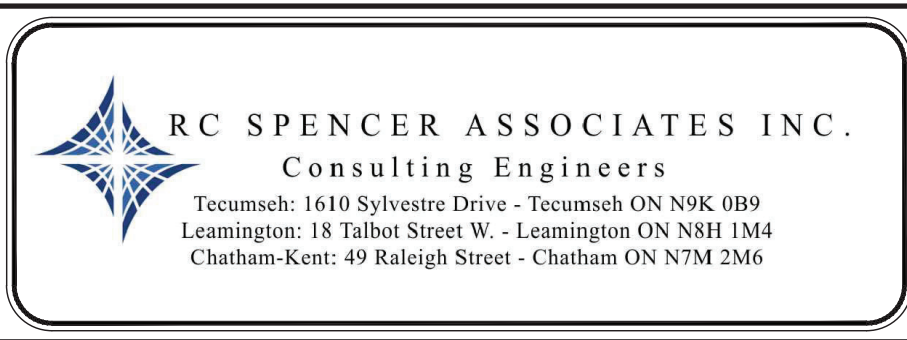
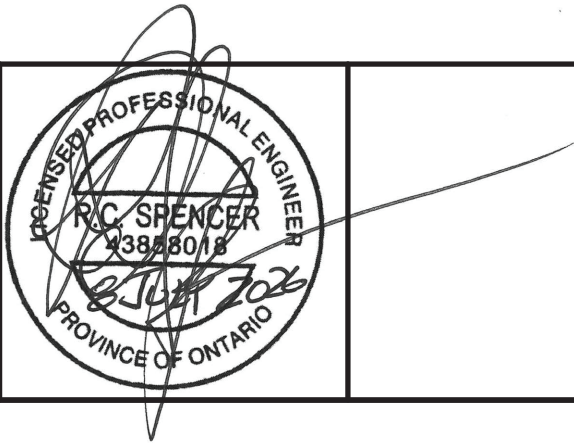
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK ELEVATION 183.88

BENCH MARK 1022
M.B. 3090 JEFFERSON BOULEVARD (AAMCO TRANSMISSIONS); THE PLATE IS LOCATED ON THE WEST WALL, 43 CM FROM THE SOUTH WALL AND 30 CM ABOVE GRADE.

SITE BENCH MARK ELEVATION 183.07

TOP OF NAIL SET IN CURB AT NORTHEAST CORNER OF THE PROPERTY.



NO.	REVISION	DATE	BY	APP.

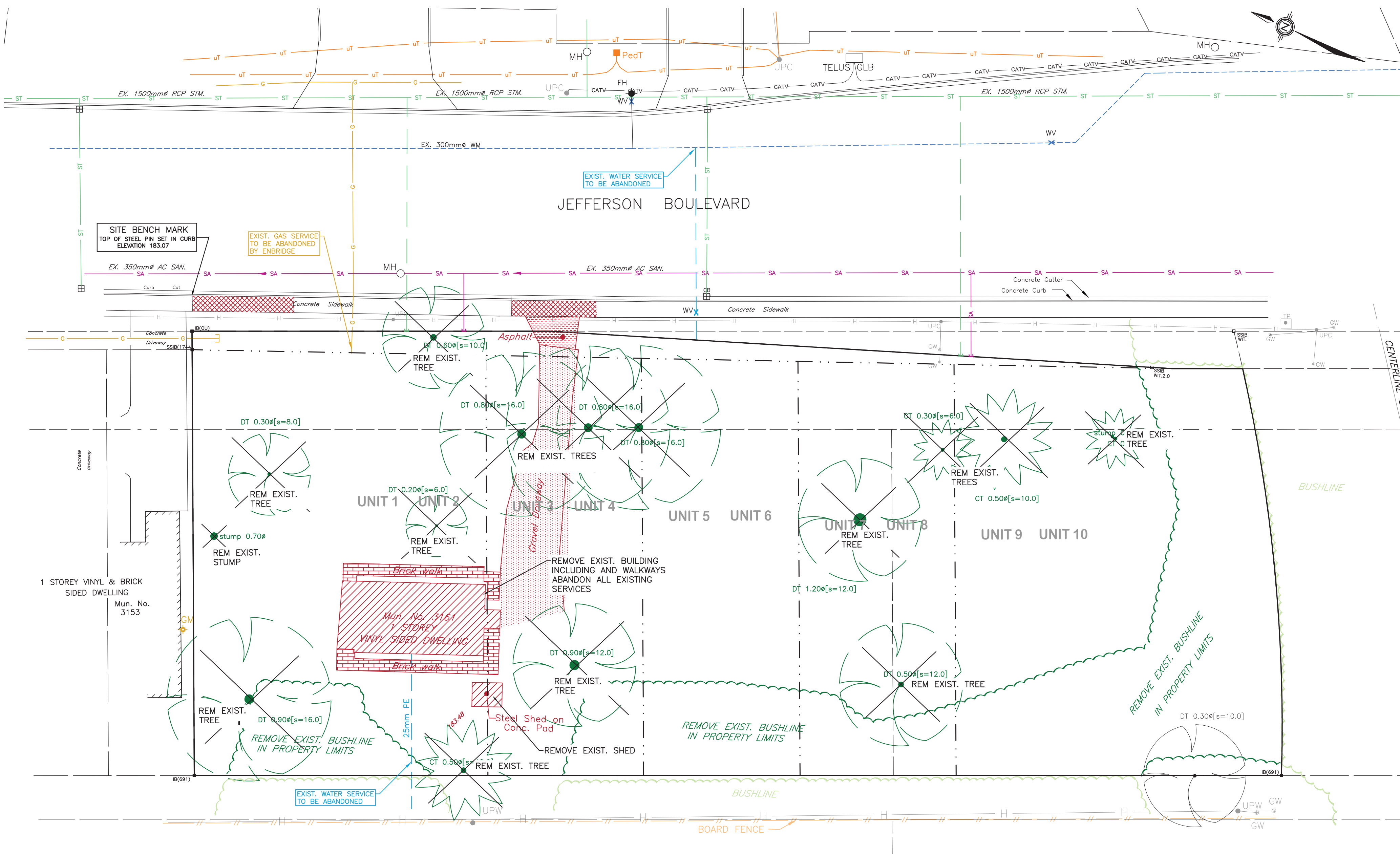
NO.	REVISION	DATE	BY	APP.
1.	SUBMIT TO OWNER	08 JUL 2026	T.O.	S.M.L.

DESIGN	T.O.
CHECKED	S.M.L.
DRAWN	T.O.
CHECKED	R.C.S./S.M.L.
SCALE	N.T.S.

SITE SERVICING 3161 JEFFERSON BLVD., WINDSOR

INDEX, KEY PLAN &
BENCHMARK

PROJECT NO.	26-1959
SHEET NO.	1
OF	3



REMOVAL PLAN

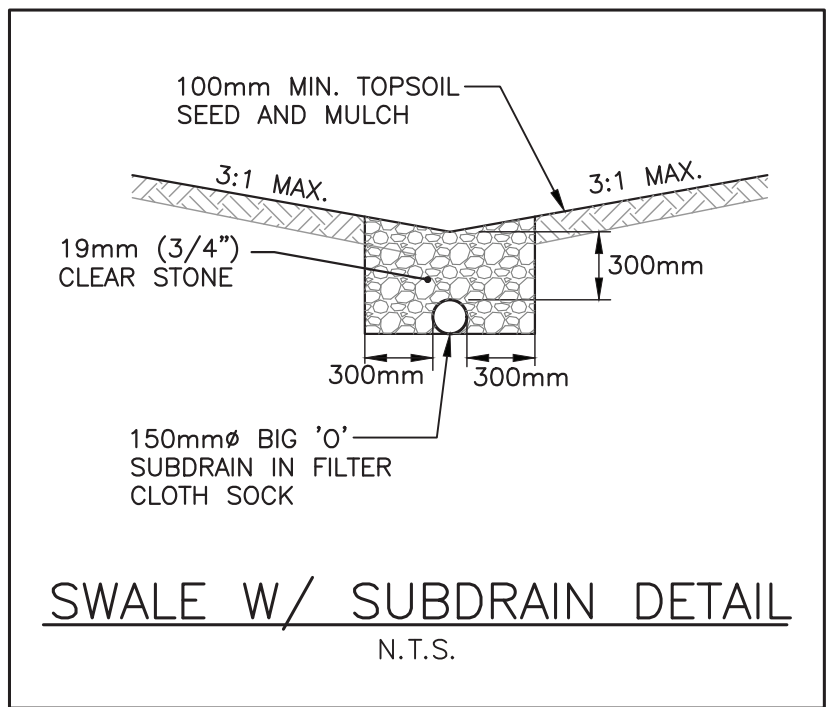
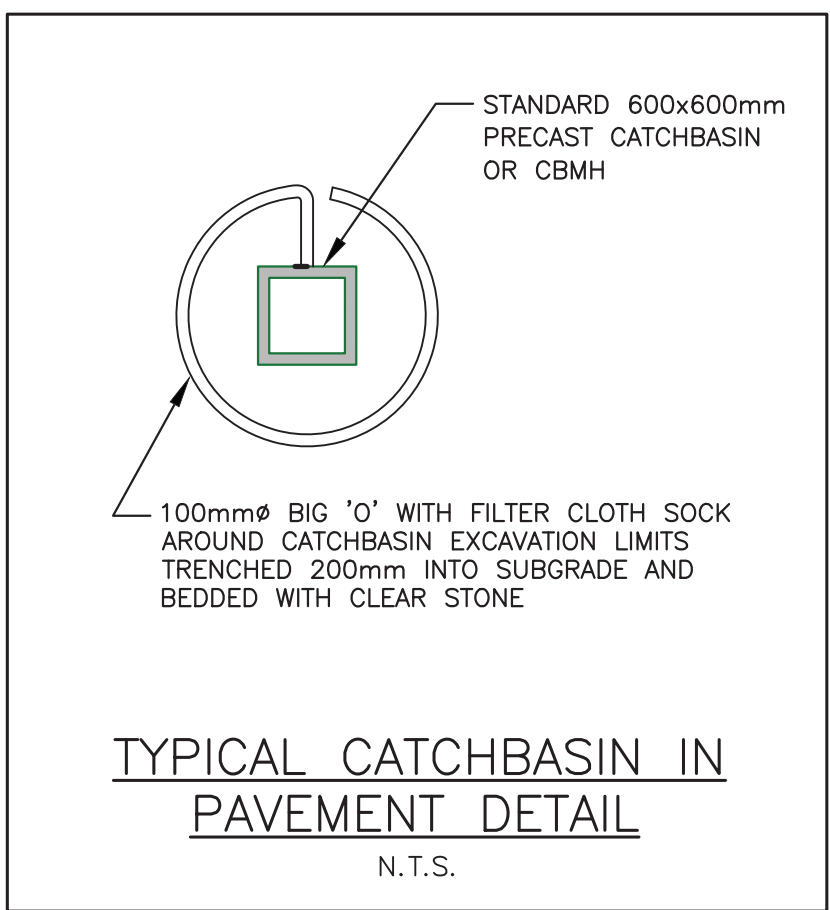
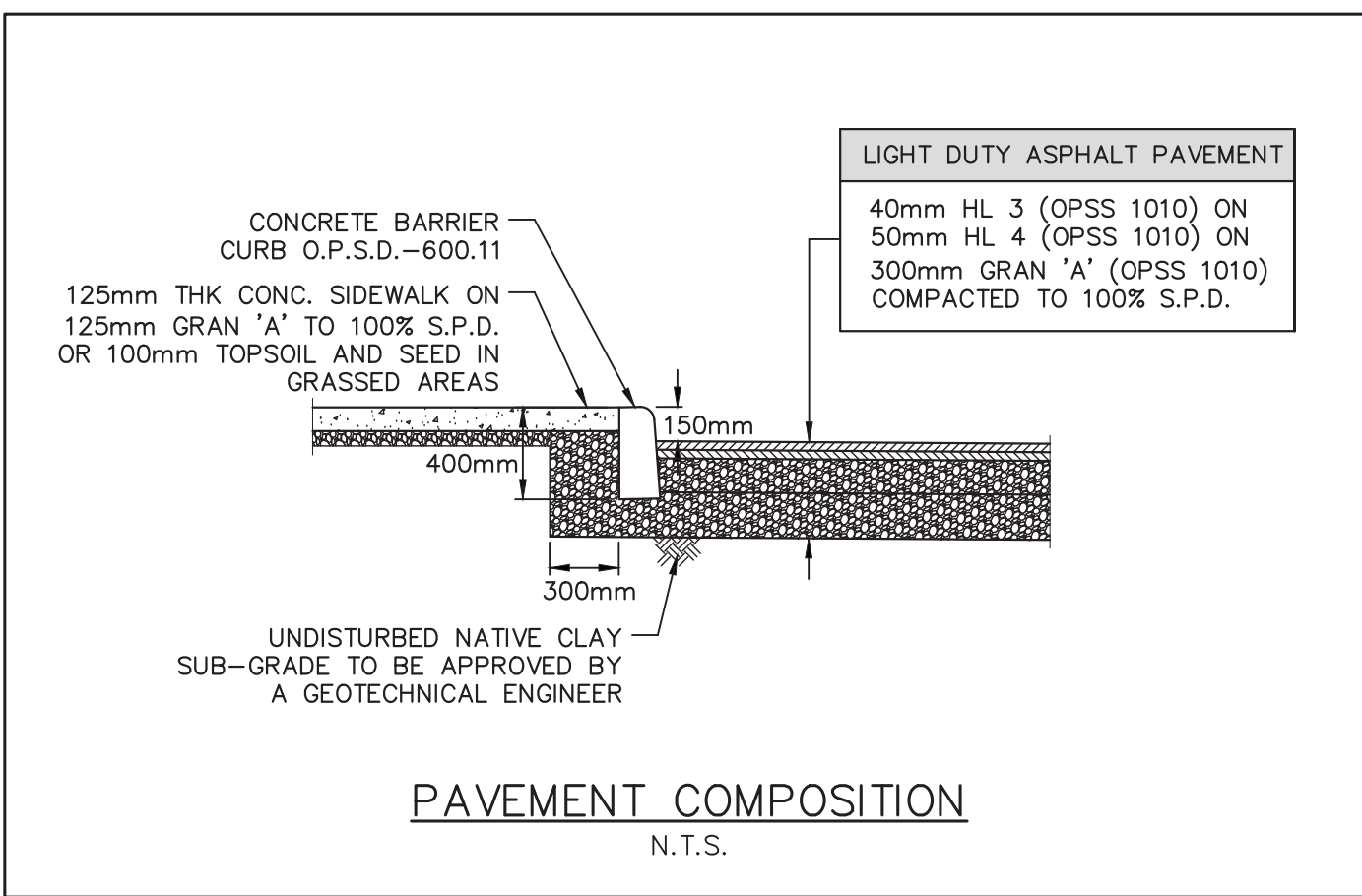
SCALE 1:250

REMOVALS LEGEND:

- DENOTES ASPHALT REMOVAL
- DENOTES GRAVEL REMOVAL
- DENOTES CONCRETE REMOVAL
- DENOTES BRICK WALKWAY REMOVAL
- DENOTES CURB REMOVAL

GRADING & SITE SERVICING LEGEND:

- DENOTES EXISTING GROUND ELEVATION
- DENOTES STANDARD CATCHBASIN
- DENOTES SUMP PIT CATCHBASIN
- DENOTES PROPOSED FINISHED GRADES
- DENOTES PROPOSED SLOPE
- DENOTES PROPOSED SWALE W/ SUBDRAIN
- DENOTES PROPOSED STORM SEWER (PVC SDR 35)
- DENOTES PROPOSED CB LEAD OR STORM PDC
- DENOTES PROPOSED SANITARY SEWER OR SERVICE
- DENOTES PROPOSED WATER SERVICE
- DENOTES PROPOSED WATER METER



PAVING AND GRADING NOTES

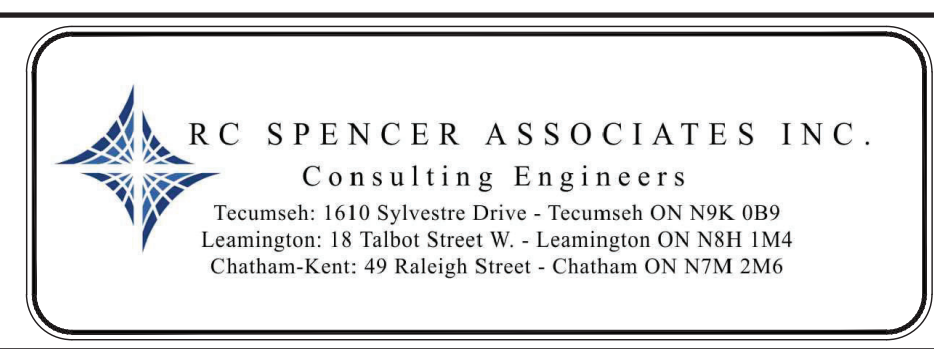
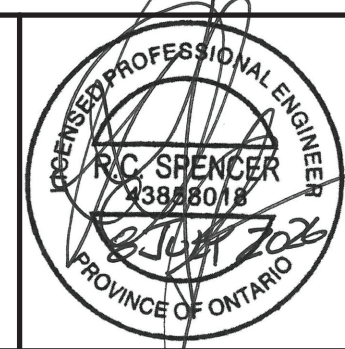
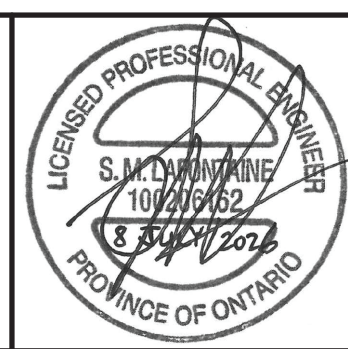
- ALL ELEVATIONS AND DIMENSIONS ARE IN METRES.
- ALL GRADES REPRESENT FINISHED PAVEMENT SURFACE.
- REFER TO PAVEMENT COMPOSITION DETAIL FOR PARKING LOT STRUCTURE.
- DRIVEWAY APPROACH AS PER CITY OF WINDSOR DETAIL AS-221.
- SIDEWALK REPLACEMENT AS PER CITY OF WINDSOR DETAIL AS-401.

SITE SERVICING NOTES

- CONTRACTOR TO SECURE ALL PERMITS AND PAY FOR ALL RELATED FEES.
- CONTRACTOR TO PROTECT AND SUPPORT ALL EXISTING UNDERGROUND UTILITIES WHERE REQUIRED.
- BACKFILL FOR ALL TRENCHES (SEWER, WATERMAIN, ETC.) SHALL BE ACCORDING TO THE CITY OF WINDSOR TRENCH BACKFILL GUIDELINES.
- STORM MANHOLES TO BE 1200mmØ PRECAST CONCRETE WITH 300mm DEEP SUMP AS PER OPSD 701.010 UNLESS NOTED OTHERWISE.
- SUMP PIT CATCH BASINS TO BE 450mmØ PRECAST CONCRETE OR APPROVED EQUAL.
- PRIVATE STORM CONNECTIONS AND CATCH BASIN LEADS TO BE 150mmØ PVC @ MIN. 1.0% UNLESS NOTED OTHERWISE.
- PRIVATE SANITARY CONNECTIONS TO BE 150mmØ PVC @ MIN. 2.0% UNLESS NOTED OTHERWISE.
- PRIVATE WATER SERVICES TO BE 25mm PE SERIES 160 UNLESS NOTED OTHERWISE.
- LOCATION, SIZE AND DEPTH OF BUILDING SERVICES TO BE CONFIRMED BY ARCHITECT AND OWNER.
- SANITARY SAMPLING MANHOLE AT PROPERTY LINE AS PER CITY OF WINDSOR DETAIL AS-14A.
- CLEANOUTS LOCATED IN PAVEMENT TO BE STEEL CAP.
- ALL WATER SERVICE INSTALLATION AND APPURTENANCES AS PER WINDSOR UTILITIES SPECIFICATIONS.
- WATER SERVICES TO HAVE MINIMUM 1.5m COVER.
- THE HORIZONTAL SEPARATION BETWEEN WATERMAIN/SERVICE AND ANY SEWERS SHALL BE A MINIMUM OF 2.4m WHERE APPLICABLE. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF 0.5m IF THE WATER SERVICE IS BELOW THE SEWER AND 0.15m IF THE WATER SERVICE IS ABOVE THE SEWER.

GENERAL NOTES

- THIS DRAWING IS BY NO MEANS A LEGAL SURVEY AND SHALL NOT BE USED FOR LAYOUT OF WORKS WITHOUT CONFIRMATION OF ALL DIMENSIONS BY CONTRACTOR AND COORDINATION WITH LEGAL SURVEY BY SAME.
- PERFORM ALL WORK TO CITY OF WINDSOR STANDARDS AND OBTAIN ALL PERMITS.
- RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY TO CITY OF WINDSOR STANDARDS.
- CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE ENGINEER SHALL NOT BE HELD LIABLE FOR MISSING OR INACCURATE UTILITY INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND LAYOUT WITH THE MOST RECENT APPROVED DRAWINGS.
- ALL REMOVALS AND EXCESS EXCAVATED MATERIALS TO BE DISPOSED OF OFF-SITE.

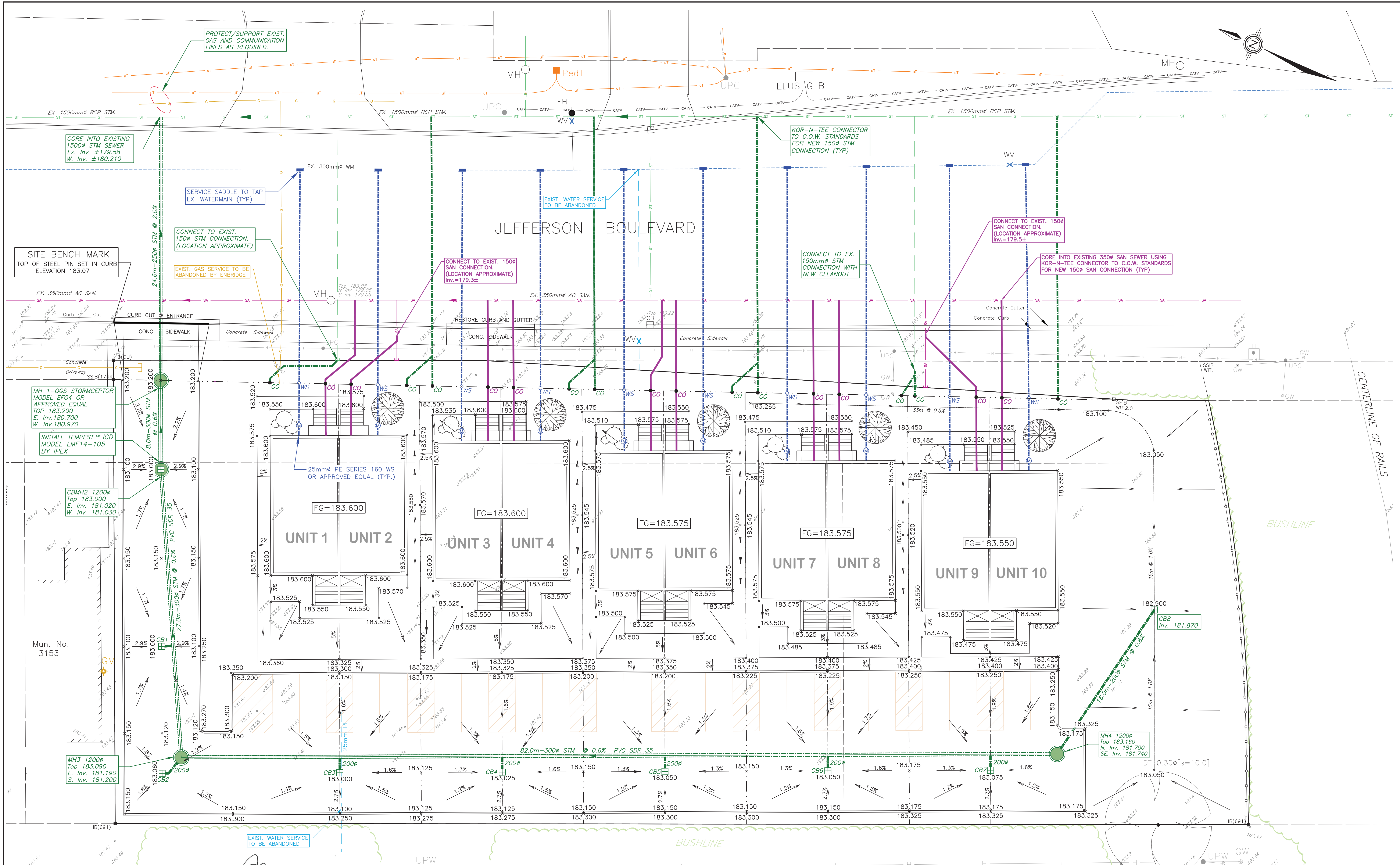


NO.	REVISION	DATE	BY	APP.

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1.	SUBMIT TO OWNER	08 JUL 2026	T.O.	S.M.L.

DESIGN	T.O.
CHECKED	S.M.L.
DRAWN	T.O.
CHECKED	R.C.S./S.M.L.
SCALE	AS SHOWN

SITE SERVICING 3161 JEFFERSON BLVD., WINDSOR	PROJECT NO. 26-1959
REMOVALS & GENERAL NOTES AND DETAILS	SHEET NO. 2
	OF 3



RC SPENCER ASSOCIATES INC.
Consulting Engineers
Tucumseh: 1610 Sylvestre Drive • Tucumseh ON N9K 0B9
Leamington: 18 Talbot Street W. • Leamington ON N8H 1M4
Chatham-Kent: 49 Raleigh Street • Chatham ON N7M 2M6

NO.	REVISION	DATE	BY	APP.
1.	SUBMIT TO OWNER	08 JUL 2026	T.O.	S.M.L.

DESIGN	T.O.
CHECKED	S.M.L.
DRAWN	T.O.
CHECKED	R.C.S./S.M.L.
SCALE	1:150

SITE SERVING 3161 JEFFERSON BLVD., WINDSOR

**PAVING AND GRADING
& SITE SERVICES**

PROJECT NO.	26-1959
SHEET NO.	3
OF	3