

COMMITTEE OF ADJUSTMENT

APPLICANT : CASTLE GATE TOWERS INC

ADDRESS : 0 DAYTONA AVENUE

 SUBJECT LANDS  SEVERED LANDS



Notice of Public Hearing – Committee of Adjustment Application

File # B-005/26 - 2230 DAYTONA AVE

Date Mailed: February 25, 2026

Electronic hearing:

By videoconference on March 12, 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 February 25, 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 1015 LOTS 76 TO 79;PT LOT 75;AND RP 12R21146 PARTS 5 TO 7

| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S) |
|---------------------------|---------------------------|
| Residential | RD2.2 S.20(1)505 |

| Applicant/Owner(s) | Authorized Agent(s) | Subject Property |
|---|---------------------|------------------|
| <p>Owner Name: CASTLE GATE TOWERS INC</p> <p>Applicant Name: PILLON ABBS INC.</p> | | 0 DAYTONA AVE |

PURPOSE OF APPLICATION

Consent (Severance) - Consent to Create a New Lot

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.

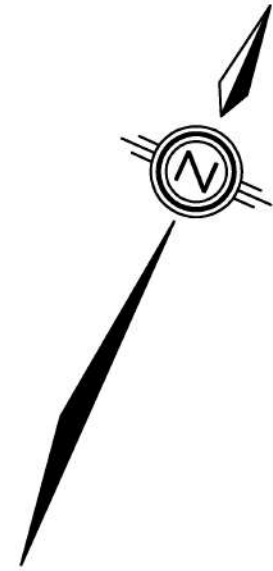
Notice of Decision

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



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 0.999928.

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.

PARTS SCHEDULE

| PART | LOT | PLAN | P.I.N. | AREA |
|------|--|----------------------|--------|--------------|
| 1 | PART OF LOTS 75 AND 76 AND PART OF ALLEY | REGISTERED PLAN 1015 | | 0.150 Acres. |
| 2 | PART OF LOTS 76 AND 78 AND PART OF ALLEY | | | 0.150 Acres. |
| 3 | LOT 79, PART OF LOT 78 AND PART OF ALLEY | | | 0.150 Acres. |

PLAN OF SURVEY OF LOTS 76 TO 79 (inclusive), PART OF LOT 75, AND PART OF ALLEY, REGISTERED PLAN 1015 IN THE CITY OF WINDSOR COUNTY OF ESSEX

VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 20" IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1"= 20'

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

LEGEND

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB ⌀ DENOTES ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS L DENOTES PERPENDICULAR
DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE
POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-21140
(P1) DENOTES PLAN 12R-21146
(P2) DENOTES PLAN 12R-20957
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(682) DENOTES H.H. TODGHAM, O.L.S.
(KVL) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

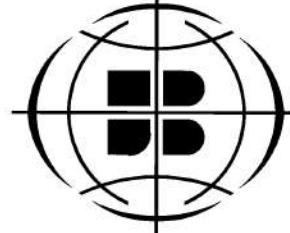
I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE DAY OF MAY, 2025

DATE MAY 8, 2025

ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-101729.



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

SURVEYING
MAPPING
GIS

| | | |
|-------------------------|--------------------|--|
| DRAWN BY: SP/NMG | CHECKED BY: RAS | REFERENCE NO.: 21-47-056-01A |
| FILE: 21-47-056-01A.dwg | E-1015-7 | CAD Date: May 8, 2025 4:56 PM CAD File: 21-47-056-01A.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 | N15362307.64 | E1086132.23 |
| ORP-B | N15362111.26 | E1086085.67 |
| 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 201.84' (GROUND), N13°20'20"E.

FOR BEARING COMPARISON A ROTATION OF 1°12'50" CLOCKWISE WAS APPLIED TO P, P1, P2 TO CONVERT TO GRID BEARINGS.