

Notice of Public Hearing – Committee of Adjustment Application

File # B-012/26 - 0 CHARLES ST

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: CON 2 PT LOT 85; RP 12R10154 PART 2;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Industrial	Manufacturing MD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: JSZ ENTERPRISES INC Applicant Name: Miller Canfield LLP		0 CHARLES ST

PURPOSE OF APPLICATION

Consent (Severance) - Technical severance of an existing parking area.

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.

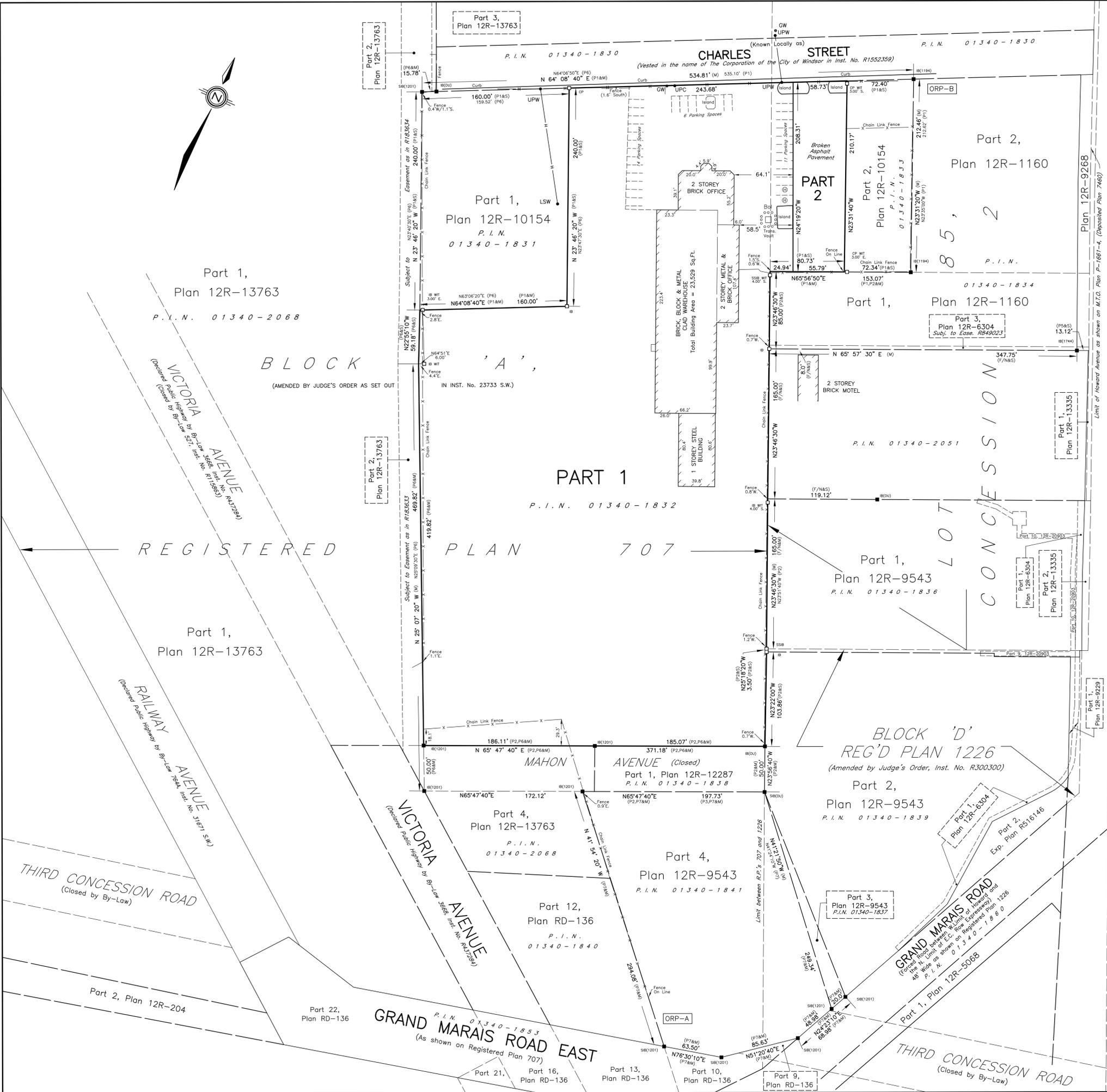
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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



SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Ac.)
1	PART OF BLOCK 'A' PART OF LOT 85	REGISTERED PLAN 707 CONCESSION 2	ALL OF 01340-1832	5.527
2	PART OF LOT 85	CONCESSION 2		0.275

PLAN OF SURVEY
OF
PART OF BLOCK 'A',
(AMENDED BY JUDGE'S ORDER AS SET OUT IN INST. No. 23733 S.W.)
REGISTERED PLAN 707
AND
PART OF LOT 85,
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF SANDWICH WEST)
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=50'
0 25.0 50.0 100.0 150.0 200.0 250.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 89.3mm IN WIDTH BY 63.9mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=50'.

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 0.999910.
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.
FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 01°19'40" WAS APPLIED TO PLAN (P1) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 01°29'40" WAS APPLIED TO PLAN (P2) AND (P3) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 01°26'30" WAS APPLIED TO PLAN (P7) TO CONVERT TO GRID BEARINGS.

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|-------|--|------|------------------------|
| ■ | DENOTES SURVEY MONUMENT FOUND | CP | DENOTES CONCRETE PIN |
| □ | DENOTES SURVEY MONUMENT SET | PB | DENOTES PLASTIC BAR |
| ▣ | DENOTES STANDARD IRON BAR | WT | DENOTES WITNESS |
| ▤ | DENOTES SHORT STANDARD IRON BAR | M | DENOTES MEASURED |
| ▥ | DENOTES IRON BAR | S | DENOTES SET |
| ⊥ | DENOTES ROUND IRON BAR | L | DENOTES PERPENDICULAR |
| CC | DENOTES CUT-CROSS | OU | DENOTES ORIGIN UNKNOWN |
| ORP | DENOTES OBSERVED REFERENCE POINT | | |
| (P) | DENOTES REGISTERED PLAN 707 | (P1) | DENOTES PLAN 12R-10154 |
| (P2) | DENOTES PLAN 12R-1160 | (P3) | DENOTES PLAN 12R-12287 |
| (P4) | DENOTES PLAN OF SURVEY BY KVL DATED JANUARY 29, 1971 (File: W 71-32) | (P5) | DENOTES PLAN 12R-9268 |
| (P6) | DENOTES PLAN 12R-9543 | (P6) | DENOTES PLAN 12R-13763 |
| (P7) | DENOTES PLAN 12R-9543 | | |
| (F/N) | DENOTES FIELD NOTES BY (1744) DATED NOV. 25, 2004 (File: 4-22826) | | |
- N - NORTH / S - SOUTH / E - EAST / W - WEST

- | | |
|--------|--|
| (JOB) | DENOTES J.D. BARNES LIMITED, O.L.S. |
| (1744) | DENOTES VERHAEGEN LAND SURVEYORS, O.L.S. |
| (1201) | DENOTES CLARKE SURVEYORS INC., O.L.S. |
| (1194) | DENOTES JOHN B. SIMEON, O.L.S. |
| • | DENOTES UTILITY POLE CONCRETE |
| • | DENOTES UTILITY POLE WOOD |
| • | DENOTES GUY WIRE |

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	9999999.99	9999999.99
ORP-B	9999999.99	9999999.99

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 N XX'XX"XX" E XXX.XX

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 2nd DAY OF FEBRUARY, 2026.

DATE FEBRUARY 3, 2026
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128372.

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: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 26-47-025-01
CAD File: 26-47-025-01.dwg		E-707-BLOCK 'A'
		CAD Date: February 5, 2026 2:21 PM