

JOSEPHINE AVE

COMMITTEE OF ADJUSTMENT

APPLICANT : RAN ZHANG

ADDRESS : 726 JOSEPHINE AVENUE

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # B-014/26 - 726 JOSEPHINE AVE

Date Mailed: April 29, 2026

Electronic hearing:

By videoconference on May 14, 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 29, 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 1042 N PT LOT 18 S PT; LOT 17

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.3x(4) (RD1.3x(4))

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: RAN ZHANG</p> <p>Applicant Name: Winstar Homes Inc.</p>		726 JOSEPHINE AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot. (Semi-detached dwelling to be severed along the interior wall)

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.

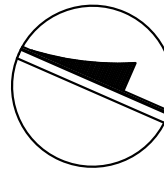
Notice of Decision

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.

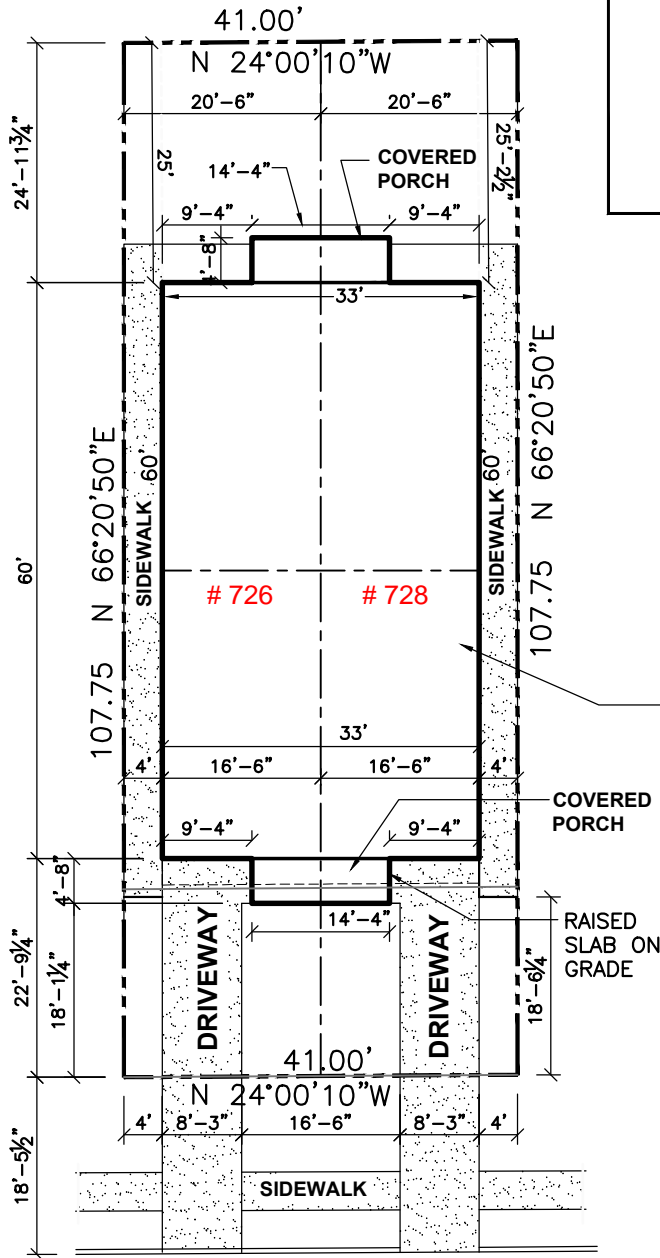


Contact Information:

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

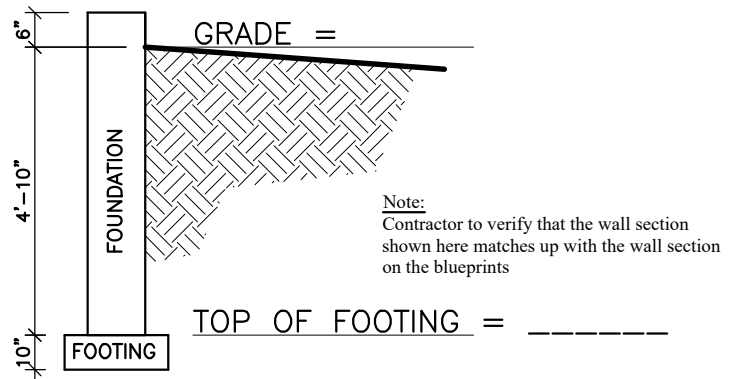


SITE PLAN
726 JOSEPHINE AVE.
CITY OF WINDSOR



TOTAL LOT AREA: 4417.67
BUILDING AREA: 2113.73
LOT COVERAGE: 47.84 %

PROPOSED TWO STOREY HOUSE WITH 2 ADDITIONAL DWELLING UNITS



726 / 728 Josephine

Ⓢ MATTHEWS
 design
 6 - 2557 Dougall Ave, Suite 1600
 WINDSOR ONTARIO, CANADA
 N8X 1T5
 (519) 915 - 3275
 E-MAIL: cmatthewsdesignwindsor@gmail.com

BCIN
 38359
 DESIGNS C.C. MATTHEWS DESIGN 2025

SITE PLAN-3

FOR: WINSTAR HOMES
 DATE: JAN. 15, 2026

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 0.9999302.

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.

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	15372844.90	1084585.20
ORP-B	15373372.82	1084350.11
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01° 20' 50" (CLOCKWISE) WAS APPLIED TO PLAN (P) TO CONVERT TO GRID BEARINGS.

PARTS SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART OF LOT 17	REGISTERED PLAN 1042	ALL OF 01225-0205	2,209
2	PART OF LOTS 17 and 18			2,209

PLAN OF SURVEY
OF
PART OF LOT 17 and 18,
REGISTERED PLAN 1042
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 18" 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

■ DENOTES SURVEY MONUMENT FOUND	WT DENOTES WITNESS MEASURED
□ DENOTES SURVEY MONUMENT SET	M DENOTES SET
SIB DENOTES STANDARD IRON BAR	S DENOTES PERPENDICULAR STEEL PIN
SSIB DENOTES SHORT STANDARD IRON BAR	CP DENOTES
IB DENOTES IRON BAR	
PB DENOTES PLASTIC BAR	
ORP DENOTES OBSERVED REFERENCE POINT	(P1) DENOTES PLAN 12R-29506
(P) DENOTES REGISTERED PLAN 1042	(D) DENOTES INST. No. 317445
(P2) DENOTES REGISTERED PLAN 1148	
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.	
(KVL) DENOTES KOESTER VERHAEGEN LIMITED, O.L.S.	
(A) DENOTES C.G.RUSSELL ARMSTRONG, O.L.S.	
(1744) DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.	
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.	
N=NORTH; S=SOUTH; W=WEST; E=EAST	

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 MARCH, 2026.

DATE MARCH 12, 2026

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128420.

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.: 24-47-493-01
CAD File: 24-47-493-01.dwg	E-1042-1	CAD Date: March 12, 2026 10:54 AM

