



COMMITTEE OF ADJUSTMENT

APPLICANT : 1256567 ONTARIO LTD

ADDRESS : 1235 HURON CHURCH ROAD

 SUBJECT LANDS

 EASEMENT

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # B-021/26 - 1235 HURON CHURCH RD

Date Mailed: May 27, 2026

Electronic hearing:

By videoconference on June 11, 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 May 27, 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 1046 LOTS 82 TO 93 INCL;TOURIST BUREAU

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Open Space	Commercial District 3.11 (CD3.11)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1256567 ONTARIO LTD. Applicant Name: Storey Samways Planning Ltd.		1235 HURON CHURCH RD

PURPOSE OF APPLICATION

Consent (Severance) - To create an easement to facilitate servicing of a property.

Type of Consent Application Transaction: Easement

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.

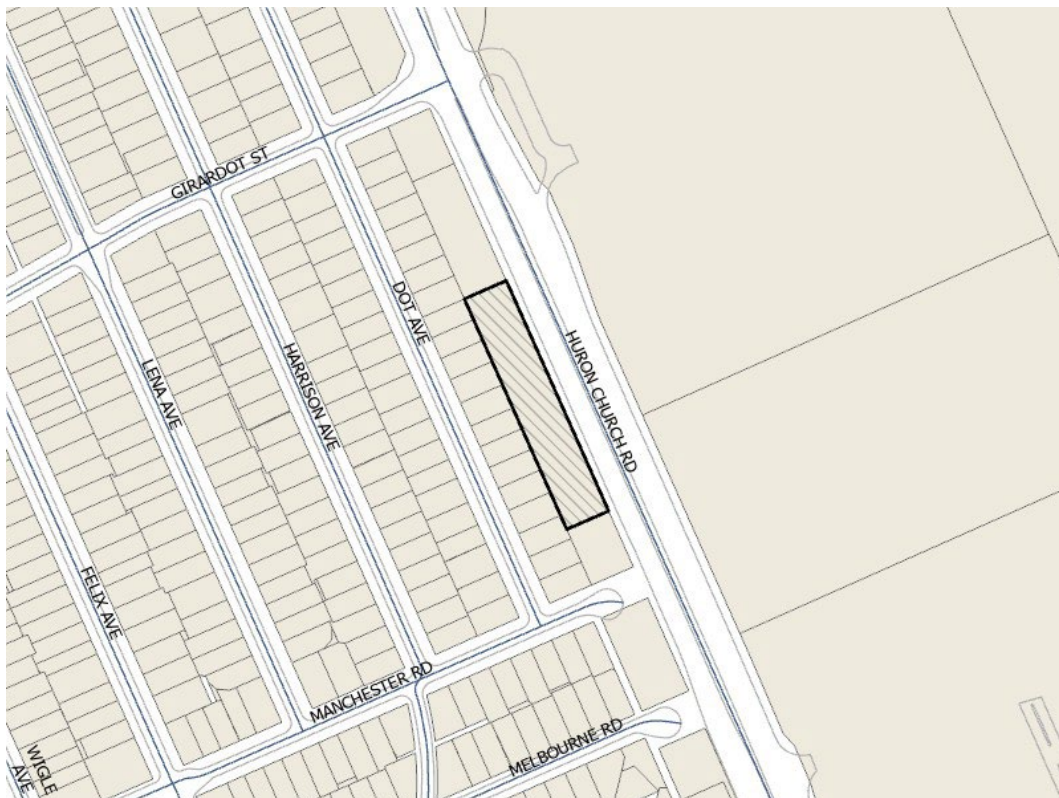
Participate in the hearing by videoconference (Microsoft Teams)

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:

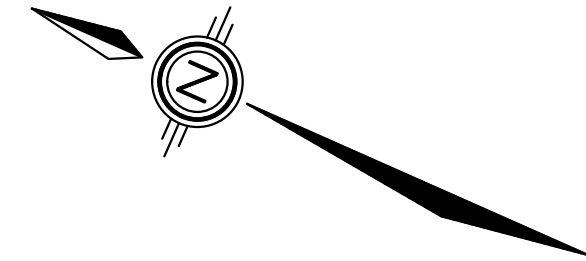
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West Windsor,
ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

LEGEND

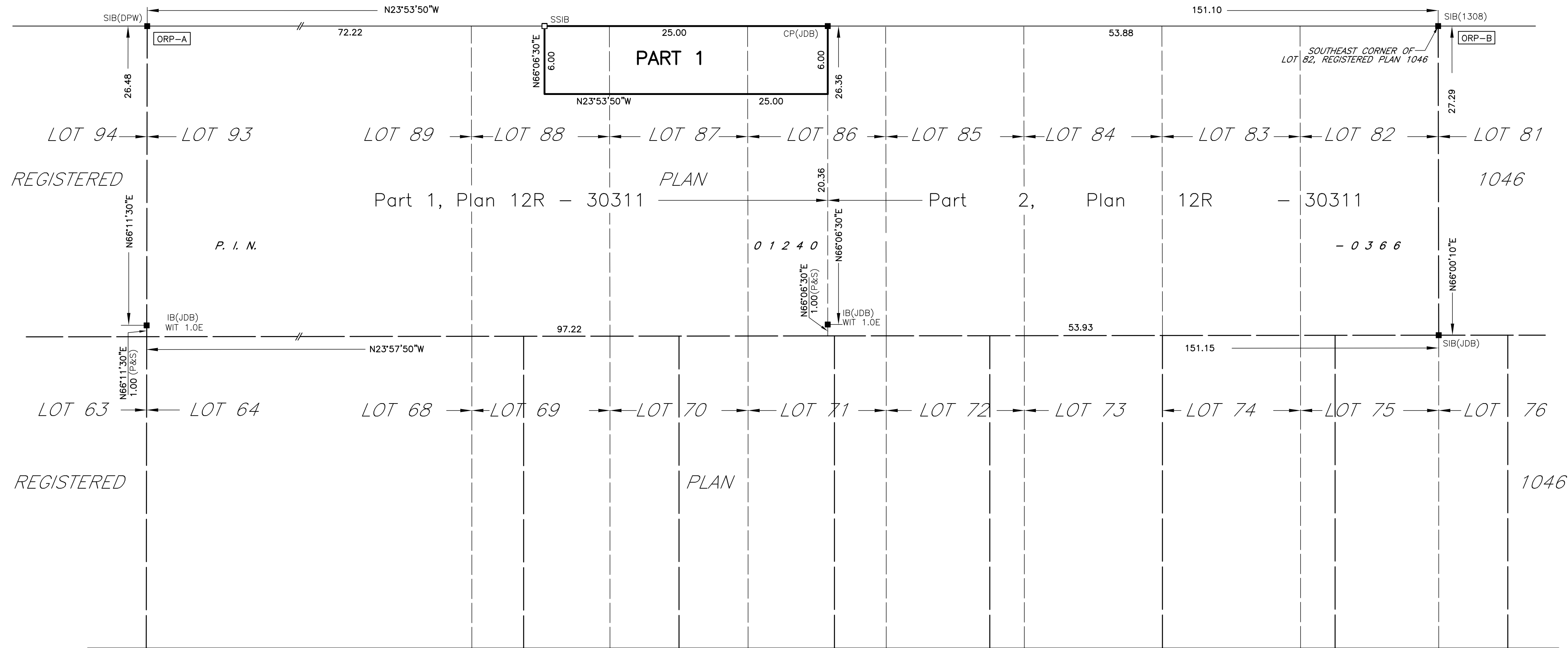
■	DENOTES SURVEY MONUMENT FOUND	WIT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	I	DENOTES PERPENDICULAR
SIB	DENOTES STANDARD IRON BAR	(M)	DENOTES MEASURED
SSIB	DENOTES SHORT STANDARD IRON BAR	(S)	DENOTES SET
IB	DENOTES IRON BAR	PROP	DENOTES PROPORTION
IBØ	DENOTES ROUND IRON BAR	(WT)	DENOTES WITNESS
PB	DENOTES PLASTIC BAR	(NI)	DENOTES NOT IDENTIFIABLE
CC	DENOTES CUT-CROSS	(OU)	DENOTES ORIGIN UNKNOWN
CP	DENOTES CONCRETE PIN		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES PLAN 12R-30311		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.		
(1308)	DENOTES RONALD WILLAM ROBERTSON, O.L.S.		
(DPW)	DENOTES DEPARTMENT OF PUBLIC SERVICE WORKS ONTARIO, O.L.S.		

N = NORTH; S = SOUTH; E = EAST; W = WEST

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA
1	PART OF LOTS 86, 87 and 88	REGISTERED PLAN 1046	PART OF 01240-0366	150 Sq.Ft.



HURON CHURCH LINE
(DEDICATED BY REGISTERED PLAN 1046)
P. I. N. 01221 - 0371



PLAN OF SURVEY
OF
PART OF LOTS 86, 87 and 88
REGISTERED PLAN 1046
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250
0 2.50 5.00 10.00 15.00 25.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 817mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

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

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 0.999932.
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.
ALL BEARINGS AND DISTANCES BETWEEN FOUND SURVEY MONUMENTS AGREE WITH PLAN 12R-30311.

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 DAY OF APRIL, 2026.

DATE APRIL 6, 2026
Shafiq Babbar Rahman
SHAFIQ BABBAR RAHMAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128450

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

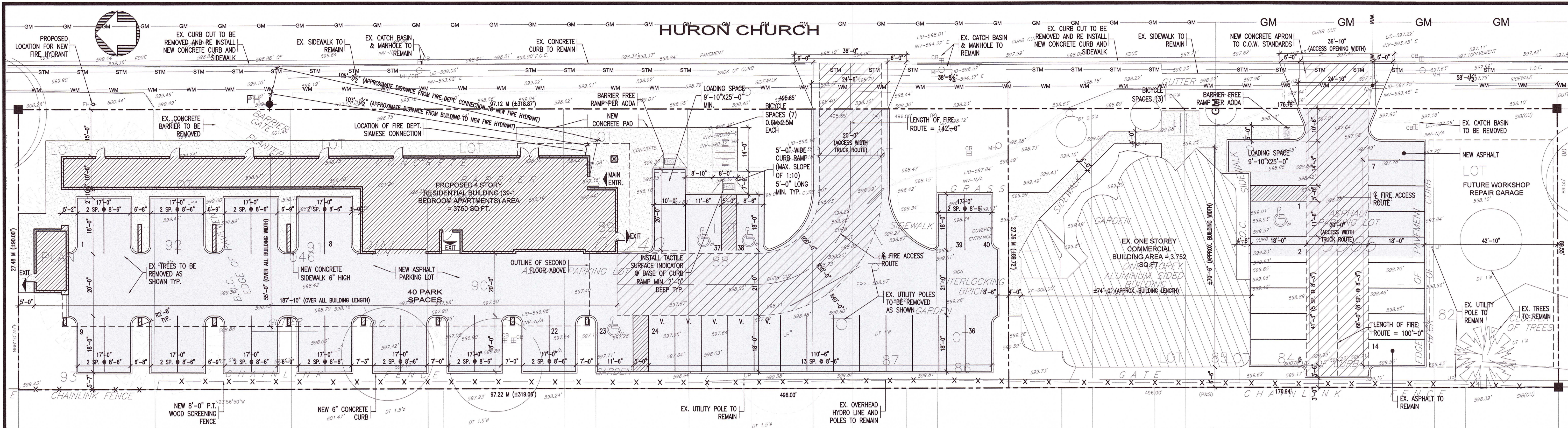
POINT ID	NORTHING	EASTING
ORP-A	N4684447.10	E329998.50
ORP-B	N4684309.00	E330059.69

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DOT AVENUE
(DEDICATED BY REGISTERED PLAN 1046)

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: OLS	REFERENCE NO.: 25-47-541-01
CAD File: 25-47-541-01.dwg CAD Date: April 7, 2026 10:23 AM		File: E-1046-9

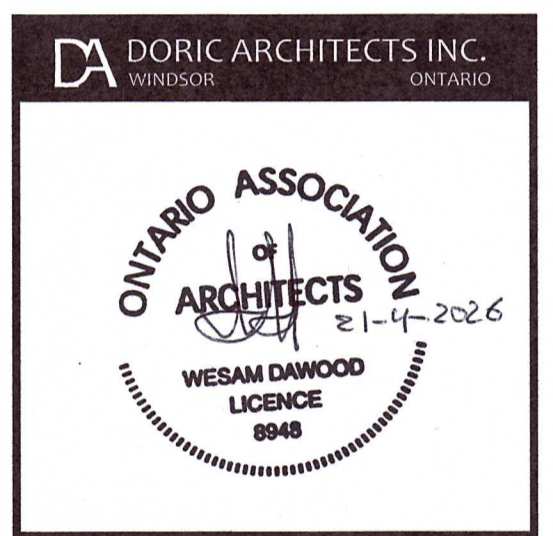


1 SITE PLAN
A-010 1/16" = 1'-0"

STATISTICS:

1. PROPOSED ZONING FOR SITE	=	COMMERCIAL DISTRICT 4.1 (CD4.1)
TOTAL SITE AREA	=	±44,513 SQ.FT.
NORTH LOT	=	±28,556 SQ.FT.
GROUND FLOOR AREA	=	3,750 SQ.FT.
TYPICAL FLOOR AREAS	=	28,320 SQ.FT.
GROSS PROPOSED FLOOR AREA	=	32,070 SQ.FT.
PROPOSED BIKE RACKS	=	7
PROPOSED RESIDENTIAL PARKING SPACES	=	42
PROPOSED ACCESSIBLE SPACES	=	2 TYPE "A" PARKING SPACES 1 TYPE "B" PARKING SPACES
PROPOSED LOADING SPACES	=	1
LANDSCAPED AREA	=	10,840
PAVEMENT AREA	=	14,072
CURBING LENGTH	=	1093'-0"
SCREENING LENGTH	=	320'-0"
2. PROPOSED ZONING FOR SITE	=	COMMERCIAL DISTRICT 4.1 (CD4.1)
SOUTH LOT	=	15,851 SQ.FT.
GROUND FLOOR AREA	=	3,752 SQ.FT.
GROSS PROPOSED FLOOR AREA	=	3,752 SQ.FT.
PROPOSED BIKE RACKS	=	3
COMMERCIAL PARKING SPACES REQUIRED	=	14
COMMERCIAL PARKING SPACES PROVIDED	=	14
PROPOSED ACCESSIBLE SPACES	=	1 TYPE "A" PARKING SPACES
PROPOSED LOADING SPACES	=	1
LANDSCAPED AREA	=	7896 SQ.FT.
CURBING LENGTH	=	252'-0"
SCREENING LENGTH	=	176'-0"

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9	NEW ADDITION ALTERATION	CHANGE OF USE	ONTARIO BUILDING CODE REFERENCE
1.	PROJECT DESCRIPTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9
2.	MAJOR OCCUPANCY(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.1.1
3.	BUILDING AREA (s.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.10.1.3 9.10.1.3
4.	GROSS AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.10.2
5.	NUMBER OF STOREYS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.1.3.2 1.1.3.2
6.	HEIGHT OF BUILDING (m)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.1.3.2 1.1.3.2
7.	NUMBER OF STREETS/ACCESS ROUTES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.1.1 & 1.1.3.2 2.1.1.3
8.	BUILDING CLASSIFICATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.2.10 & 3.2.5.5 3.2.2.20 & 3.2.2.83 9.10.4
9.	SPRINKLER SYSTEM PROPOSED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.10.8
10.	STANDPIPE REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.15 3.2.17 3.2.9
11.	FIRE ALARM REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.4 9.10.17.2
12.	WATER SERVICE/SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.6
13.	HIGH BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.6 3.2.2.20-83 9.10.6
14.	PERMITTED CONSTRUCTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.1.16 9.9.1.3
15.	MEZZANINE(S) AREA (s.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.1.1.(3)-(8) 9.10.4.1
16.	OCCUPANT LOAD BASED ON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.1.16 9.9.1.3
17.	BARRIER FREE DESIGN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.8 9.5.2
18.	HAZARDOUS SUBSTANCES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.3.1.2(1) & 3.3.1.19(1) 9.10.1.3
19.	REQUIRED FIRE RESISTANCE RATING (FRR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
20.	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.3 9.10.14
21.	FIRE SEPARATION BETWEEN ... AND ...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FRR REQUIRED
22.	MAXIMUM LENGTH OF DEAD END CORRIDOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6 METERS 3.3.1.9 (9)
23.	MINIMUM STC RATING BETWEEN A DWELLING UNIT AND THE REMINDER OF THE BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	47 ASTC/50 STC 5.8.1.1 (1)
24.	MINIMUM STC RATING BETWEEN DWELLING UNITS AND ELEVATOR SHAFT/REFUSE CHUTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	55 STC 5.8.1.1 (2)



APR 21, 2026	PERMIT
APR 15, 2026	OWNER REVIEW
DATE	ISSUED FOR

PROJECT :
4 STOREY RESIDENTIAL BUILDING
1225 HURON CHURCH ROAD

DWG. TITLE :
SITE PLAN, ONTARIO BUILDING CODE AND STATISTICS

DATE : OCT 2025
SCALE : AS NOTED
DESIGNED BY : WD
DRAWN BY : SA
CHECKED BY : WD
APPROVED BY : WD
PROJECT NO. : 25-A153

DWG. NO.
A-010