

Committee of Adjustment

MISSION STATEMENT:

"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together."

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To: Committee of Adjustment

Subject Application: Validation of Title

Owner: Valley Hood Home Decor Inc.

Location: 473- 475 Wyandotte Street East

Legal Description: PLAN 126 PT LOTS 4 5 6;& BLK 27

1. RECOMMENDATION:

That the application of Valley Hood Home Decor Inc. for a certificate of validation of title on the property legally described as Plan 126 Part Lots 4, 5 and 6 and Block 27 and municipally known as 473- 475 Wyandotte Street East, **BE GRANTED**, with no conditions.

2. THE REQUESTED APPLICATION: Validation of Title

3. PLANNING ANALYSIS:

The subject property, described as Plan 126, Part Lots 4, 5 and 6 and Block 27 (PIN: 01167-0284), contains an existing combined use building. The applicant is requesting a certificate of validation of title to address a Planning Act matter affecting the property's title status. According to the submitted materials, the matter relates to the conversion of the property from the Registry system to the Land Titles system. The property was created through a consent granted by the Committee of Adjustment in 1987 and registered in 1988.

PLANNING ACT

The Planning Act provides authority for the Committee of Adjustment to consider applications for validation of title pursuant to Section 57. Council for the Corporation of the City of Windsor has delegated its consent authority under the Planning Act to the Committee of Adjustment of the City of Windsor in accordance with Section 54(5) of the Planning Act.

PROVINCIAL PLANNING STATEMENT (PPS) 2024

Planning Staff has reviewed the applicable policies of the PPS. The requested validation of title addresses a Planning Act matter related to the legal status of the existing property and does not propose any changes to the existing use or development of the subject lands.

OFFICIAL PLAN (OP)

The subject property is designated Mixed Use under Schedule E: City Centre Planning District of the City of Windsor Official Plan. The requested validation of title does not result in any changes to the existing use or development of the subject property and is consistent with the intent and purpose of the Official Plan.

ZONING BY-LAW

The subject property is zoned Commercial District 2.2 (CD2.2) under Windsor Zoning By-law 8600. A combined use building is permitted within this zoning district. The requested validation of title does not result in any changes to the existing building or use of the property and is consistent with the intent and purpose of Zoning By-law 8600.

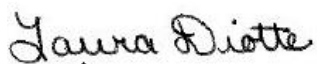
4. PLANNER'S OPINION:

This application is consistent with the Planning Act and the Provincial Planning Statement 2024 and represents good planning. The requested validation of title is consistent with the intent and purpose of the Official Plan and Zoning By-law 8600. The Planning Division recommends the approval of the applicant's request for validation of title with no conditions.



Zaid Zwayyed, MCIP, RPP
Planner II – Development Review

I concur with the above comments and opinion of the Planner II.



Laura Diotte, MCIP RPP
Manager of Development Applications

APPENDICES:

Appendix "A" - Comments received by the Secretary Treasurer of the Committee of Adjustment

APPENDIX “A”
Comments Received by the Secretary Treasurer of the Committee of Adjustment

Zoning Review

Request for validation of title.

[*Samuel Perry- Zoning Coordinator*]

Development, Projects & Right-of-Way

This department has no objection to the proposed application. Right-of-way permits must be obtained for any work within the right-of-way.

[*Sandy Mio- Technologist*]

Heritage Planner, Planning and Build

No Heritage Planning concerns and/or comments.

[*Ryan Upton- Heritage Planning*]

Transportation Planner

Transportation planning has no comments.

[*Aashvi Sarvaiya- Transportation Planning*]