



COMMITTEE OF ADJUSTMENT

APPLICANT : NC CAPITAL HOLDINGS INC
ADDRESS : 2064, 2066 FERNDAL AVENUE

N.T.S.

Notice of Public Hearing – Committee of Adjustment Application

File # B-038/26 - 2064 FERNDALE AVE Date Mailed: August 26, 2026

Electronic hearing:

By videoconference on September 10, 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 August 26, 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 919 LOT 195;PT LOTS 9 & 10;RP 12R17715 PART 1

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: NC CAPITAL HOLDINGS INC. Applicant Name: NC Capital		2064 FERNDALE AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to sever a Semi-Detached dwelling along the common 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

GLENDALE AVENUE

LOT 197
P.I.N. 01108 - 0106

LOT 196
P.I.N. 01108 - 0062

LOT 8
P.I.N. 01108 - 0115

IN-FILL LOT GRADING SKETCH

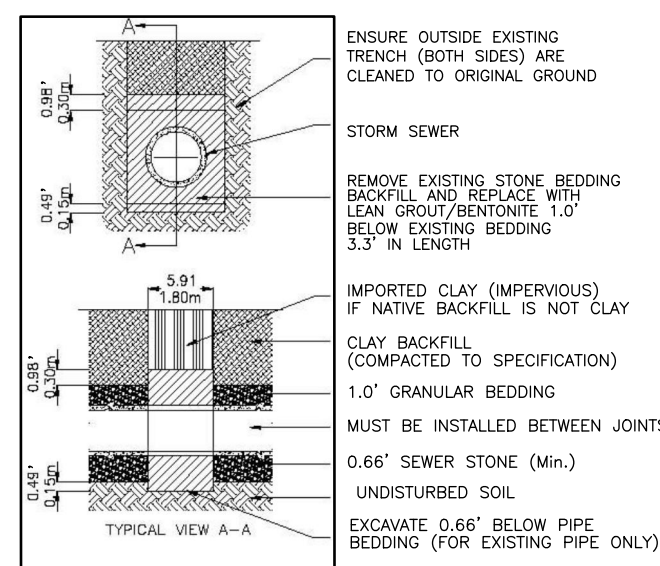
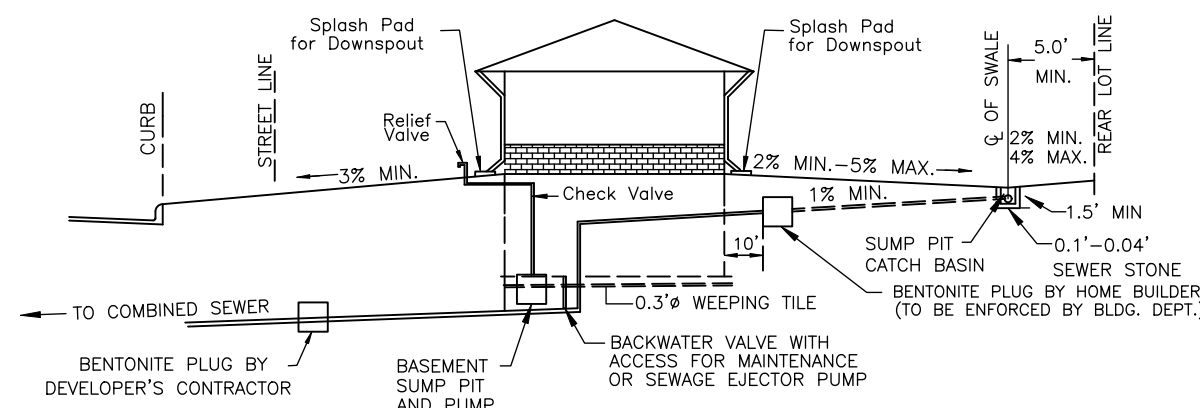
PART OF LOT 195,
REGISTERED PLAN 919

MUN No. 2064 FERNDALE AVENUE

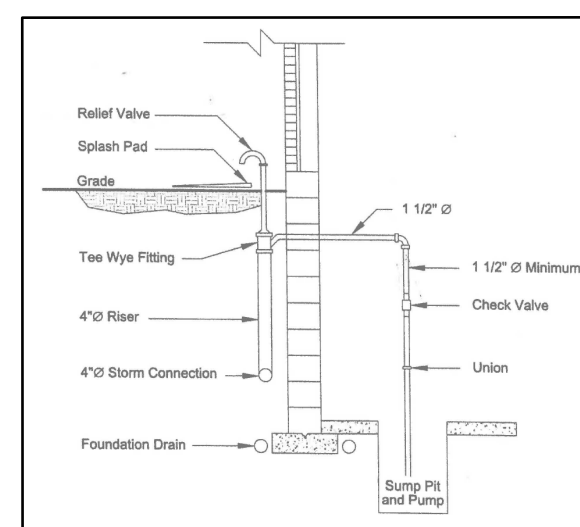
IN THE

CITY OF WINDSOR

SCALE 1" = 20'



GROUT/BENTONITE PLUG DETAIL



SUMP PUMP OVERFLOW DISCHARGE PIPE

REGISTERED

PLAN 91.9

+ 602.5	DENOTES	EXISTING ELEVATION	
			<u>ELEVATIONS</u>
			GEODETIC ☒
603.0'	DENOTES	PROPOSED ELEVATION	ASSUMED ☐
Existing Elevations have been derived on the following Date : JANUARY 05, 2025			
(P)	DENOTES	PLAN 12R-17715	(P2) DENOTES R.P. 919
(P1)	DENOTES	PLAN 12R-26571	

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK

BENCH MARK 555
SHAWNEE SCHOOL, 5420 EMPRESS STREET: ON THE NORTH SIDE BETWEEN
FORD ROAD AND FERNDAL ROAD: THE PLATE IS LOCATED ON THE SOUTH
WALL. 0.2' WEST OF THE EAST WALL AND 2.8' ABOVE GROUND.

SITE BENCH MARK

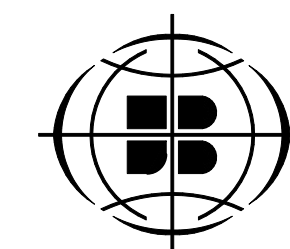
TOP OF FIRE HYDRANT AT INTERSECTION OF TECUMSEH ROAD EAST AND
FERNDAL AVENUE

SITE BENCHMARK
TOP OF FIRE HYDRANT- 604.22'

FH

DATE JANUARY 12, 2026

ALEC S. MANTHA
ONTARIO LAND SURVEYOR



VERHAEGEN
LAND SURVEYORS
A DIVISION OF I.D. BARNES LTD.

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DRAWN BY:
SP

CHECKED BY:	A.S.M.
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REFERENCE NO.:	24-47-647-00
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CAD File: 24-47-647-00A.dwg
CAD Date: January 13, 2026 11:21 AM

File: E-919-19

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE
APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION