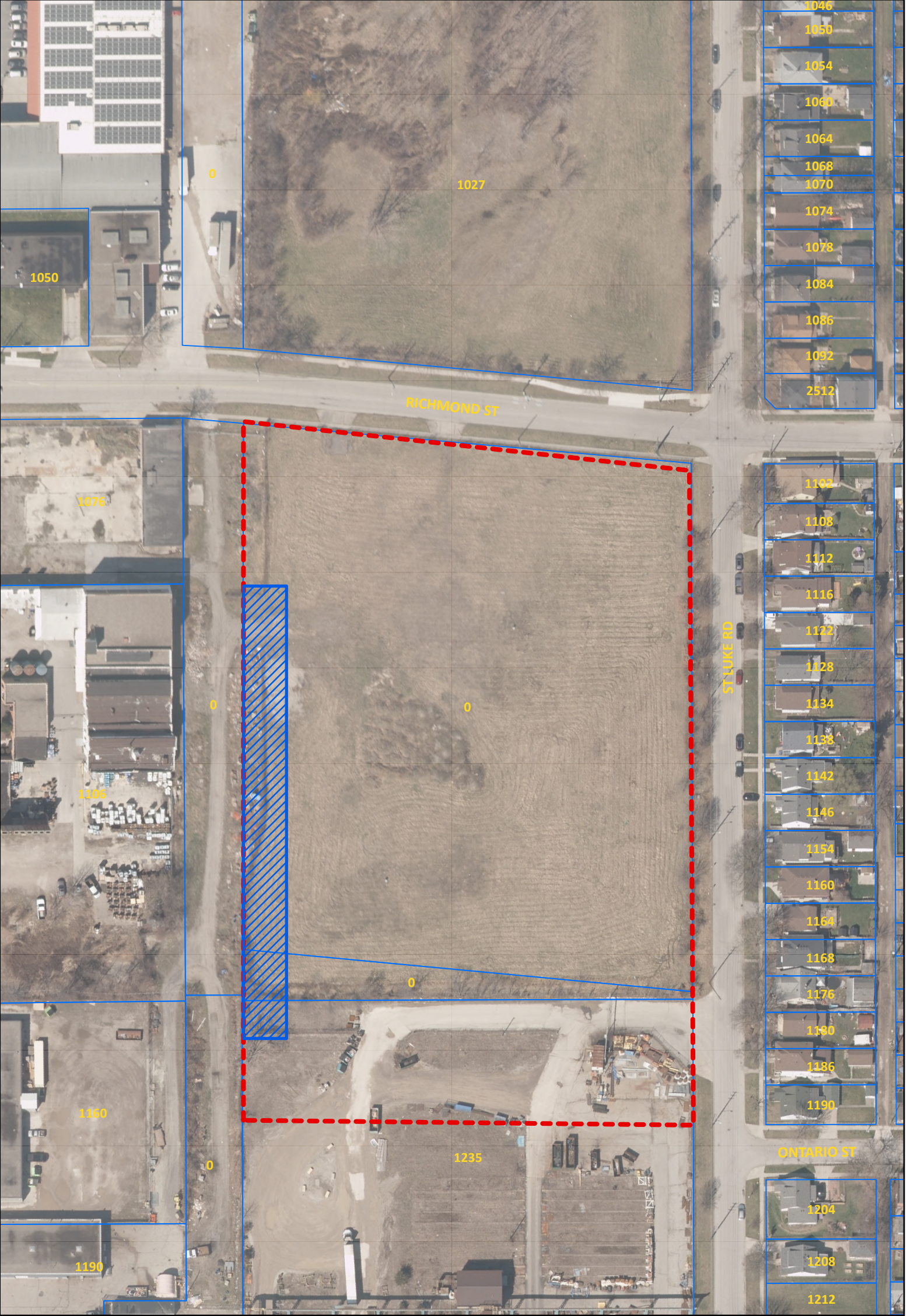




COMMITTEE OF ADJUSTMENT

APPLICANT : 14493559 CANADA INC

ADDRESS : 0 RICHMOND STREET

N.T.S.

Notice of Public Hearing – Committee of Adjustment Application

File # B-039/26 - 0 RICHMOND ST

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: CON 1; PT LOT 97; RP 12R30480; PARTS 3-8

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Business Park, Industrial, and Mixed Use Corridor	Holding Manufacturing District 1.4 (HMD1.4) and Manufacturing District 1.4 (MD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 14493559 CANADA INC. Applicant Name: Pillon Abbs Inc.		0 RICHMOND ST (Roll # 3739-010-140-08906-0000)

PURPOSE OF APPLICATION

Consent (Severance) - Consent for Lot Addition. As per survey, Parts 3, 4, and 8 to be transferred from 0 Richmond Street to 1076 Walker Road.

Type of Consent Application Transaction: Lot Addition

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.

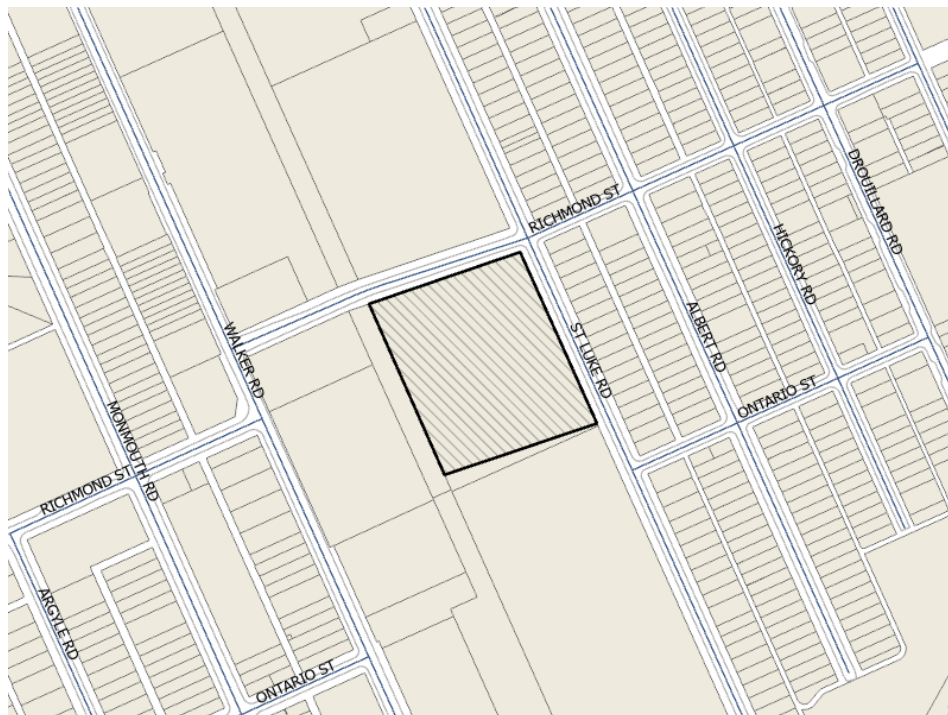
Participate in the hearing by videoconference (Microsoft Teams)

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.

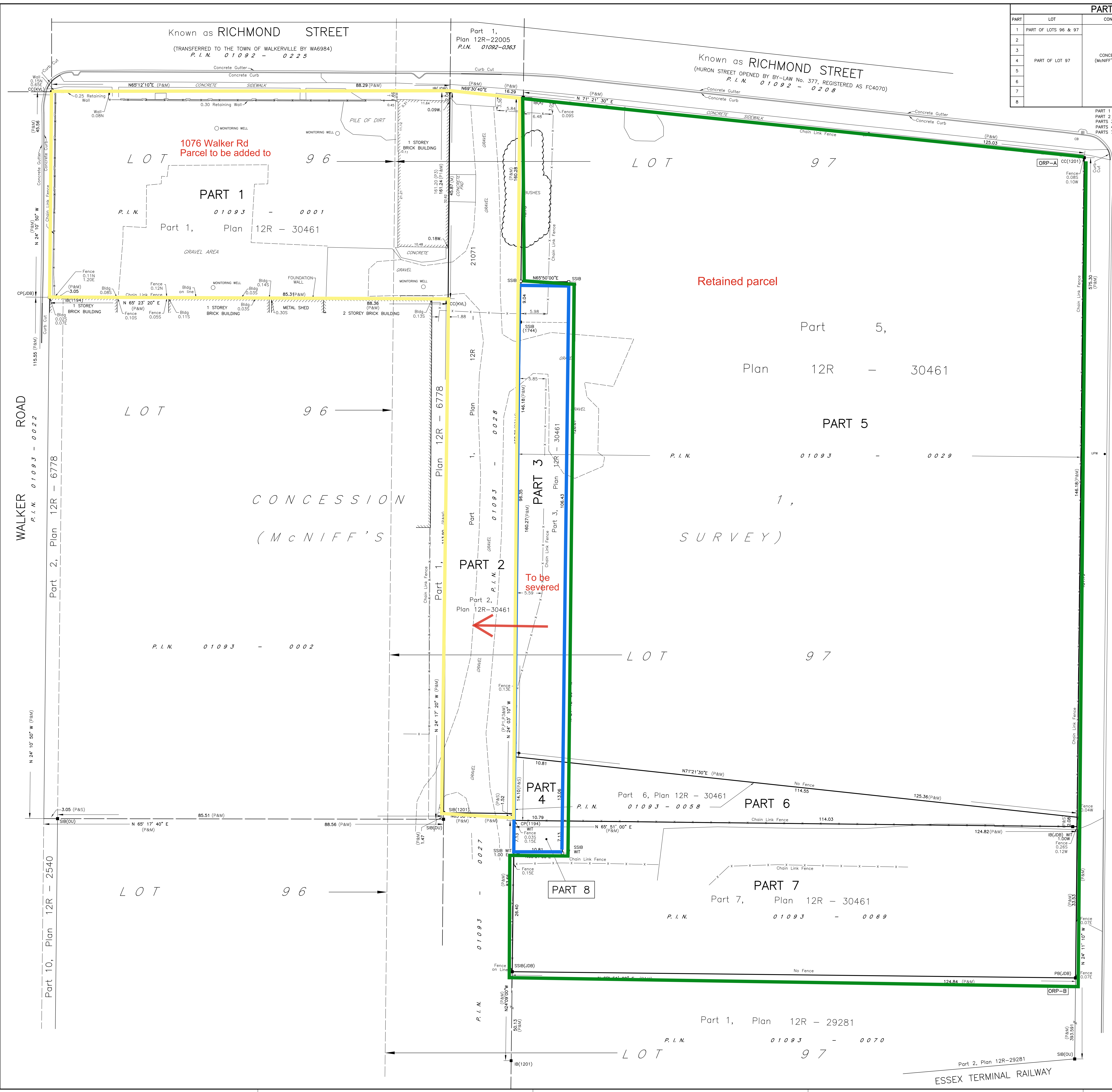
Notice of Decision

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



PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.m)
1	PART OF LOTS 96 & 97	CONCESSION 1 (McNIFF'S SURVEY)	ALL OF 01093-0001	4037.0
2	PART OF LOT 97		ALL OF 01093-0028	2537.0
3			PART OF 01093-0029	1131.4
4			PART OF 01093-0058	146.6
5			PART OF 01093-0029	17085.0
6			PART OF 01093-0058	862.2
7			ALL OF 01093-0069	4109.0
8				77.0

PART 1 COMPRISES ALL OF PIN 01093-0001.
PART 2 COMPRISES ALL OF PIN 01093-0028.
PART 3 COMPRISES ALL OF PIN 01093-0029.
PARTS 4 and 6 COMPRISES ALL OF PIN 01093-0058.
PARTS 7 and 8 COMPRISE ALL OF PIN 01093-0069.

PLAN 12R-30480
Received and deposited
July 14th, 2026
Nadia Fortunato
Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY
OF
PART OF LOTS 96 and 97,
CONCESSION 1, (McNIFF'S SURVEY)
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:300
THE INTENDED PLOT SIZE OF THIS PLAN IS 1020mm IN WIDTH BY 832mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300

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

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	N4687121.92	E335029.07
ORP-B	N4686597.17	E335264.78
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01°13'30" CLOCKWISE WAS APPLIED TO
(P1) AND (P3) TO CONVERT TO GRID BEARING.
FOR BEARING COMPARISON, A ROTATION OF 01°13'40" CLOCKWISE WAS APPLIED TO
(P2) TO CONVERT TO GRID BEARING.

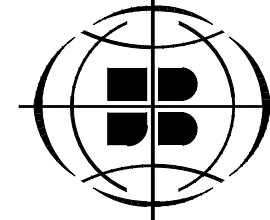
NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B'
BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17
(81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999912.
ALL SET SSB 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.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
BR	DENOTES BRASS
PB	DENOTES PLASTIC BAR (JOB)
WIT	DENOTES WITNESS (1744)
D	DENOTES DEED (1201)
S	DENOTES SET (1194)
P	DENOTES PERPENDICULAR (A)
OU	DENOTES ORIGIN UNKNOWN
ORP	DENOTES OBSERVED REFERENCE POINT
(P1)	DENOTES PLAN OF SURVEY BY (1201) DATED OCT. 29, 2003. (PLAN FILE 100AT31)
(P2)	DENOTES PLAN 12R-6778 (P3) DENOTES PLAN 12R-21071
(P4)	DENOTES PLAN 12R-29281 (P5) DENOTES PLAN 12R-30300

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 7th DAY OF JULY, 2026.

DATE JULY 8, 2026
ANDREW S. MANITA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER Y-133286.



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON N9X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: B.J.	CHECKED BY: A.S.M.	REFERENCE NO.: 22-47-276-02
CAD File: 22-47-276-02B.dwg CAD Date: July 8, 2026 8:28 AM		File: E-WIND-1-97