



COMMITTEE OF ADJUSTMENT

APPLICANT : 100148400 ONTARIO CORP
ADDRESS : 3161 JEFFERSON BOULEVARD

N.T.S.

Notice of Public Hearing – Committee of Adjustment Application

File # B-041/26 - 3161 JEFFERSON BLVD

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 1153 LOT 221 N PT LOT;222 PT BLK B; IRREG; 1.13AC 337.23FR

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.5 (RD2.5)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1001484000 ONTARIO CORP. Applicant Name: 10511625 Canada Corp		3161 JEFFERSON BLVD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create an easement for servicing, parking and access for 4 new lots being created.

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.

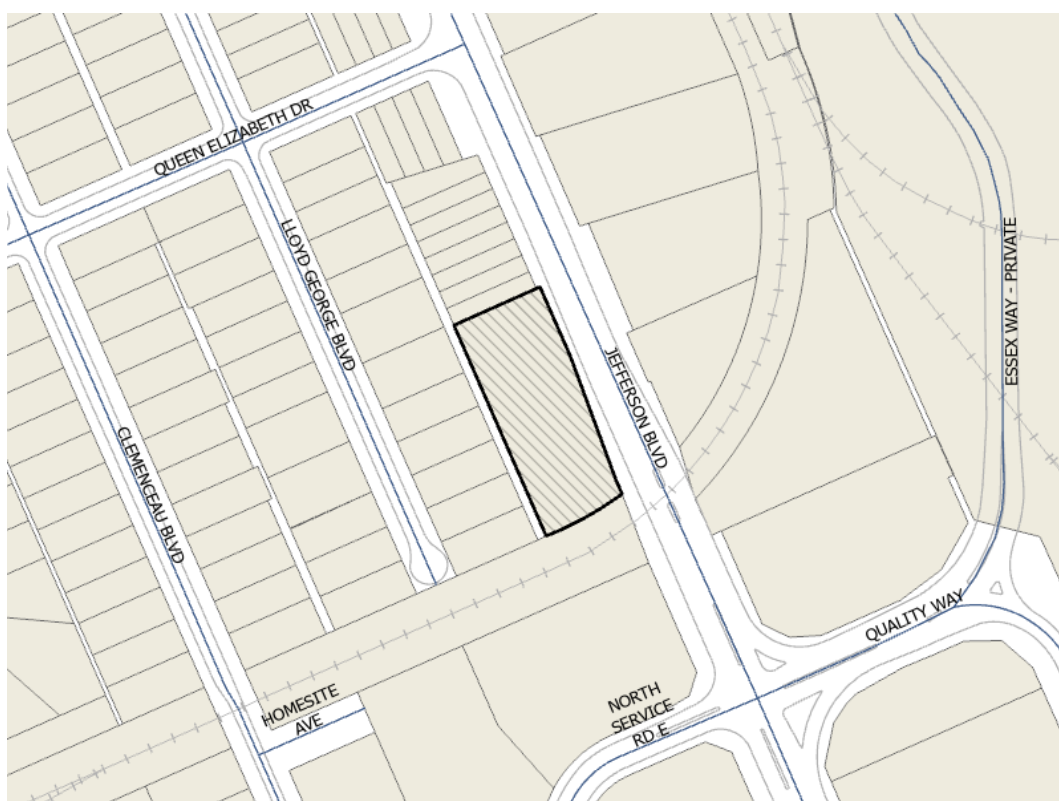
Participate in the hearing by videoconference (Microsoft Teams)

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

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

METRES

BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED
REFERENCE POINTS A AND B, REFERRED TO THE EAST LIMIT OF
ALLEY ALONG LOT 221 AND LOT 222 ON PLAN OF TOPOGRAPHIC
SURVEY OF VERHAEGEN LAND SURVEYORS LTD FILED No.
23-47-468-00, HAVING BEARING N23°40'20"W AS SHOWN ON
THE ABOVE PLAN

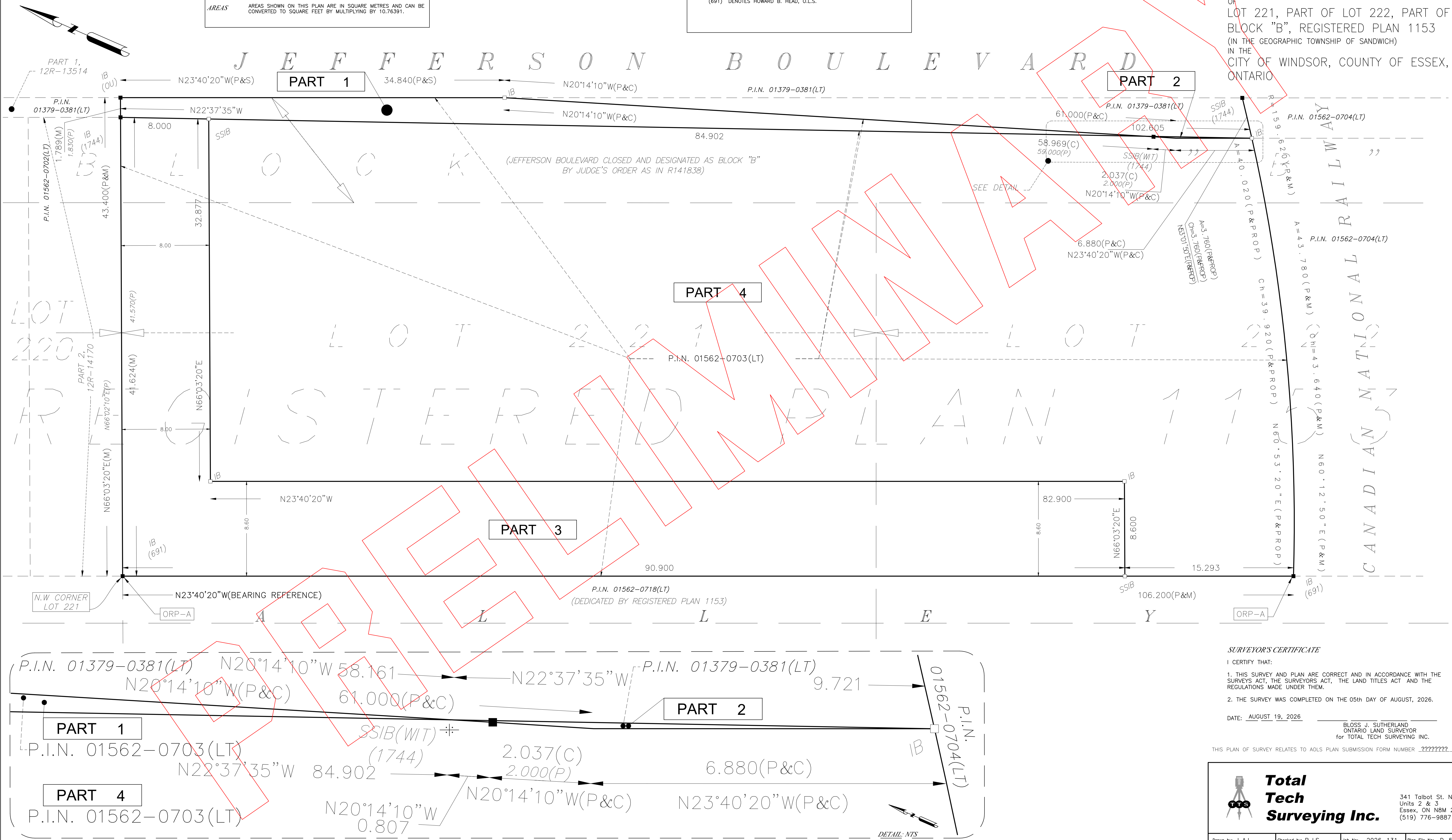
5IB	DNOTES	1" x 1" x 4'-0"	STANDARD IRON BAR
SSIB	DNOTES	1" x 1" x 2'-0"	SHORT STANDARD IRON BAR
IB	DNOTES	3/4" x 1/2" x 2'-0"	IRON BAR
IB#	DNOTES	3/4" Diameter x 2'-0"	ROUND IRON BAR
Q	DNOTES	SURVEY MONUMENT	FOUR
Q	DNOTES	SURVEY MONUMENT SET	AND MARKED 1858
WT.	DNOTES	WITNESS	DNOTES PERPENDICULAR
(S)	DNOTES	SET	(M) DNOTES MEASURED
(PROP)	DNOTES	SET PROPORTIONALLY	(C) DNOTES CALCULATED
(OU)	DNOTES	ORIGIN UNKNOWN	(LT) DNOTES LAND LITES
(N.T.S.)	DNOTES	LINE NOT TO SCALE	DNOTES SET BY INTERSECTION
S/M	DNOTES	3 1/2" SPIRES	WASHER
(NBF)	DNOTES	NO BAR FOUND	
(ORP)	DNOTES	OBSERVED REFERENCE POINT	
(P)	DNOTES	PLAN OF TOPOGRAPHIC SURVEY OF VERHAEGEN LAND	
	DNOTES	SURVEYORS TO FILE NO. 23-468-00.	
1744	DNOTES	VERHAEGEN LAND SURVEYORS, O.L.S.	
691	DNOTES	HOWARD B. HEAD, O.L.S.	

PARTS SCHEDULE				
PART	LOT	PLAN	P.I.N.	SQ.M.
1	PART BLOCK "B"	RP-1153	PART OF P.I.N. 01562-0703(LT)	143.7
2	PART BLOCK "B"	RP-1153	PART OF P.I.N. 01379-0381(LT)	0.56
3	PART LOT 221&222	RP-1153	PART OF P.I.N. 01562-0703(LT)	1045.3
4	PART LOT 221&222	RP-1153	PART OF P.I.N. 01562-0703(LT)	3233.3
PARTS 1, 3, AND 4 (INCLUSIVE) COMPRISE ALL OF PIN. 01562-0703(LT).				

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

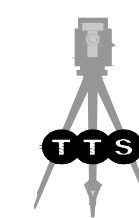
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF ESSEX (12)

LOT 221, PART OF LOT 222, PART OF
BLOCK "B", REGISTERED PLAN 1153
(IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH)
IN THE
CITY OF WINDSOR, COUNTY OF ESSEX,
ONTARIO



BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER ?????????



**Total
Tech
Surveying Inc.**

341 Talbot St. N.
Units 2 & 3
Essex, ON N8M 2W3
(519) 776-9887

Drawn by: L.A.L.	Checked by: B.J.S.	Job No: 2026-131	Plan File No: D-560
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