

Notice of Public Hearing – Committee of Adjustment Application

File # B-055/25

Date Mailed: September 3, 2025

Electronic hearing:

By videoconference on September 18, 2025 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 September 3, 2025. 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	CD3.11

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: 1256567 ONTARIO LTD.</p> <p>Applicant Name: Passa Associates Inc., Architects</p>		1235 HURON CHURCH RD

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot.

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
COAAdjustment@citywindsor.ca

LINE



HURON CHURCH LINE

PROPOSED 4 STOREY RESIDENTIAL BUILDING AREA
39 - 1 BEDROOM APARTMENTS
333.89 SM.

EXISTING ONE STOREY COMMERCIAL BLDG.
AREA = 348.57 SM.

FUTURE WORKSHOP REPAIR GARAGE

Site Statistics:

- PROPOSED ZONING FOR SITE:
- TOTAL SITE AREA:
- TOTAL PROPOSED SITE COVERAGE:
- TOTAL FLOOR AREA:
- TYPICAL FLOOR AREAS:
- TOTAL FLOOR AREA OF NEW RESIDENTIAL:
- GROSS PROPOSED FLOOR AREA:
- TOTAL PROPOSED BIKE RACKS:
- TOTAL PROPOSED RESIDENTIAL PARKING SPACE:
- TOTAL COMMERCIAL PARKING SPACE:
- TOTAL COMMERCIAL PARKING SPACE:
- TOTAL PROPOSED ACCESSIBLE SPACE:
- TOTAL PROPOSED LOADING SPACES:
- TOTAL LANDSCAPED AREA:
- TOTAL CURBING LENGTH:
- TOTAL SCREENING LENGTH:

<u>SITE STATISTICS:</u>	
PROPOSED ZONING FOR SITE:	COMMERCIAL DISTRICT 4.1 (C04.1)
TOTAL SITE AREA:	RESIDENTIAL DISTRICT
TOTAL PROPOSED SITE COVERAGE:	44,513 SQ. FT. (4,137.5 SQ. M.)
GROUND FLOOR AREA	7,346 SQ. FT. (682.5 SQ. M.)
TYPICAL FLOOR AREAS	3,594 SQ. FT. (333.9 SQ. M.)
TOTAL FLOOR AREA OF NEW RESIDENTIAL:	28,149 SQ. FT. (2,615.2 SQ. M.)
GROSS PROPOSED FLOOR AREA:	31,743 SQ. FT. (2,949 SQ. M.)
TOTAL PROPOSED BIKE RACKS	10
TOTAL PROPOSED RESIDENTIAL PARKING SPACES:	42 SPACES
TOTAL COMMERCIAL PARKING SPACES REQUIRED:	14 SPACES
TOTAL COMMERCIAL PARKING SPACES PROVIDED:	14 SPACES
TOTAL PROPOSED ACCESSIBLE SPACES:	3 TYPE 'A' PARKING SPACES 1 TYPE 'B' PARKING SPACE
TOTAL PROPOSED LOADING SPACES:	2
TOTAL LANDSCAPED AREA:	18,458 SQ. FT. (1,715 SQ. M.) FOR 41.47% COVERAGE
TOTAL CURBING LENGTH	1,371'-0"
TOTAL SCREENING LENGTH	496'-0"



ISSUE DATE (1/4-03)	NO.	ISSUED FOR	ISSUE DATE (1/4-03)	NO.	ISSUED FOR	<p>Please note that all information included in these drawing files is protected by copyright. Unauthorised use of these files without the written permission of Passa Associates Inc. Architects is prohibited. Passa Associates Inc. Architects is responsible only for information shown on a mechanical reproduction of these drawings that have been signed and stamped by an architect with signing authority employed by the firm.</p> <p>If you require further information please contact our office at the numbers listed.</p>	<p>Passa Associates Inc. ARCHITECTS WWW.PASSA.CA 787 OUELLETTE AVENUE, SUITE 102, WINDSOR, ON, CANADA N9A 4J4, T (519)252-0775, F 252-8559, E studio@passa.ca</p> <p>CANADIAN CHECKER CAB 1235 HURON CHURCH RD., WINDSOR, ON.</p>	<p>DATE: AUG. 2025 DRAWN BY: D.R.M./S.H.P. SCALE: AS SHOWN DATE FILED: 2578 - SEV1.1</p>	<p>EXISTING SURVEY PLAN, SITE PLAN, & SITE STATISTICS</p> <p>NEW HURON CHURCH DEVELOPMENT 1235 HURON CHURCH RD., WINDSOR, ON.</p>	<p>PROJECT NO. 2578</p> <p>SHEET SEV 1-1</p> <p>PROJECT</p>
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