



## COMMITTEE OF ADJUSTMENT

APPLICANT : SOLCZ GROUP INC

ADDRESS : 2570 JEFFERSON BOULEVARD

SUBJECT LANDS

PROPOSED LOT ADDITION  
(From 2560 to 2570 Jefferson)

RETAINED LANDS

N.T.S.



## Notice of Public Hearing – Committee of Adjustment Application

File # B-001/26 & A-001/26 -2560 & 2570 JEFFERSON BLVD

Date Mailed: January 28, 2026

### Electronic hearing:

By videoconference on February 12, 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 January 28, 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 2; PT LOT 117; RP 12R23340; PART 5

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Business Park	Manufacturing MD1.4

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<b>Owner Name:</b> SOLCZ GROUP INC.		2560 & 2570 JEFFERSON BLVD

## PURPOSE OF APPLICATION

**Both Minor Variance and Consent** - Consent for a Lot addition requesting Relief for reduced Minimum Lot Width and Landscaped Open Space Yard Requirements.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	18.4.5.1	Minimum Lot Width (2560 Jefferson)	30.0 m	29.3 m
Zoning By-law 8600	18.4.5.8	Minimum Landscaped Open Space Yard (2560 Jefferson)	15.0% Lot area	6.7% Lot area
Zoning By-law 8600	18.4.5.8	Minimum Land Scaped Open Space Yard ( 2570 Jefferson)	15.0 % of lot area	4.67% of lot area

**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](mailto: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.



