




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
<p>Owner Name: SOLCZ GROUP INC.</p> <p>Applicant Name: RYAN MICHAEL SOLCZ PROFESSIONAL CORPORATION</p>		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). 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
1				0.068 Acres
2	PART OF LOT 117	CONCESSION 2	ALL OF 01379-0414	0.013 Acres
3				0.034 Acres
4				0.652 Acres

PART 1 - SUBJECT TO EASEMENT AS IN INST. No. R1264074

PLAN OF SURVEY
OF
PART OF LOT 117, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'
0 10.0 20.0 40.0 60.0 100.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 36" IN WIDTH BY 30" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING 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	15373852.74	1112907.84
ORP-B	15372862.44	1113343.56
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

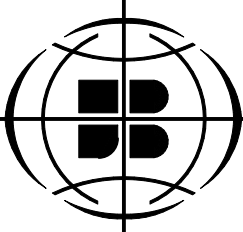
FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	1°18'50"

LEGEND AND 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 0.999894.
ALL SET SSIB 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.
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SSIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB □ DENOTES IRON BAR
IB # DENOTES ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES CONCRETE PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JDB
WIT. L DENOTES WITNESS L DENOTES PERPENDICULAR
(S) DENOTES SET (W) DENOTES MEASURED (I) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
(N) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(PRO) DENOTES PROPORTION (CALC) DENOTES CALCULATED
(P) DENOTES PLAN 12R-23340
(P1) DENOTES PLAN 12R-10095
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.

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 18th. DAY OF FEBRUARY, 2025.

DATE FEBRUARY 26, 2025. ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220955

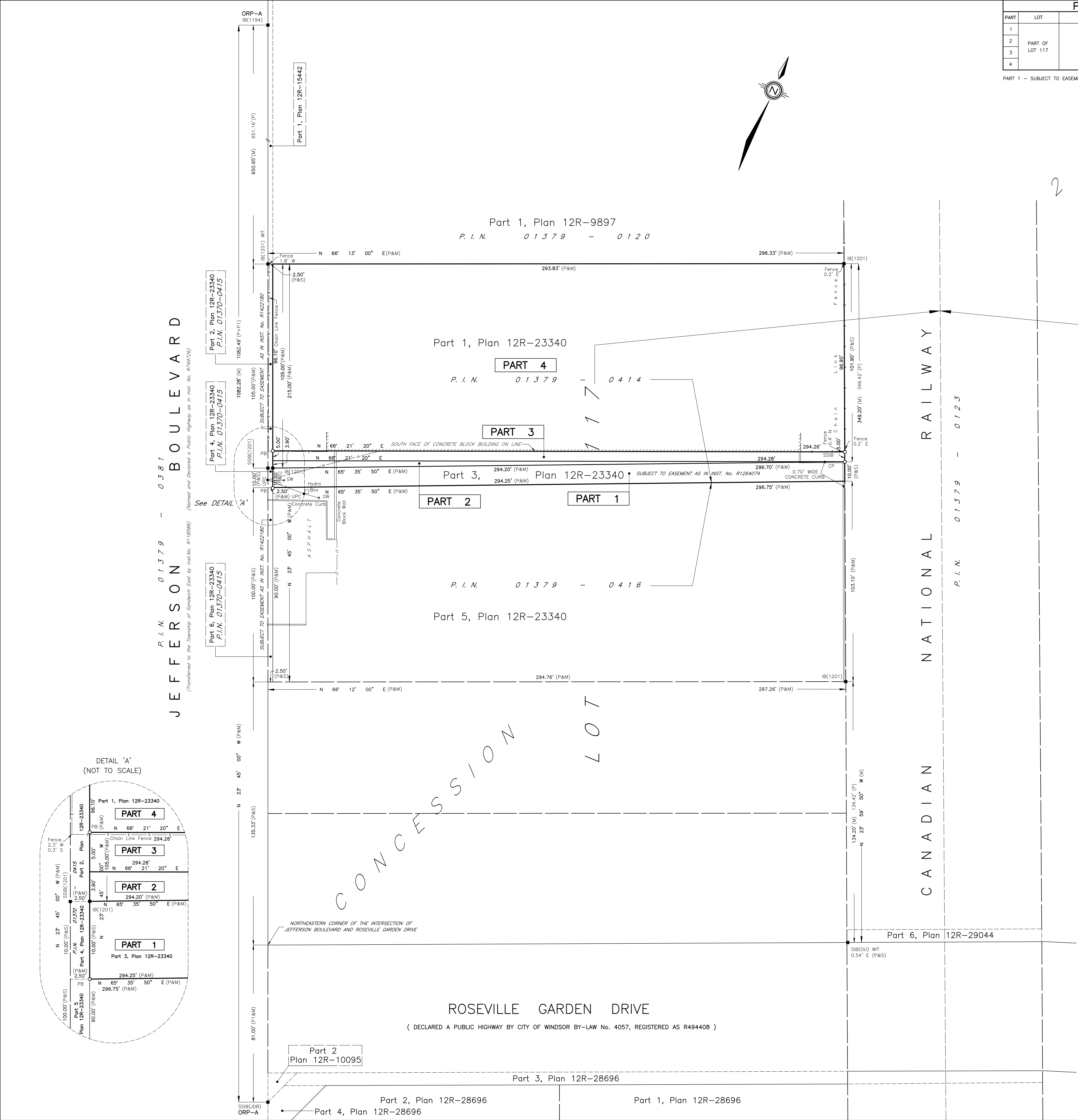


VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
84 OTTAWA STREET, WINDSOR, ON, N9K 2E1
T: (519) 258-1773 F: (519) 258-1791 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: CMM
CAD File: 25-47-046-00.dwg
CAD Date: February 26, 2025 4:38 PM

CHECKED BY: AM
REFERENCE NO.: 25-47-046-00
File: E-WIND--2-117



DETAIL 'A'
(NOT TO SCALE)

