

Notice of Public Hearing – Committee of Adjustment Application

File # A-048/26 - 1654 MARTINDALE ST

Date Mailed: July 1, 2026

Electronic hearing:

By videoconference on July 16, 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 July 1, 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 58 PT LOT 2;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.2 (RD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: 2709600 ONTARIO LTD.</p> <p>Applicant Name: North Peak Developments/2709600 Ontario Ltd</p>		1654 MARTINDALE ST

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the minimum separation of steps from a lot line for an existing multiple dwelling.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	5.30.10.76	Minimum separation from any lot line for steps having a height greater than 0.30 m above the ground	1.20 m	0.67 m

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

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 0.999930.



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3)

PLAN OF SURVEY
OF
PART OF BLOCK 2,
REGISTERED PLAN 58
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=15'



LEGEND

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB 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
 - (OU) DENOTES ORIGIN UNKNOWN
 - (NI) DENOTES NOT IDENTIFIABLE
 - NEWSW NORTH, EAST, SOUTH & WEST
 - (P) DENOTES PLAN BY (1094) DATED OCTOBER 2, 1973 (4V-3198)
 - (P1) DENOTES PLAN BY (1094) DATED JULY 13, 1987 (SP-584)
 - (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (A) DENOTES C.G.RUSSELL ARMSTRONG, O.L.S.
 - UPW DENOTES UTILITY POLE WOOD
 - GW DENOTES GUY WIRE
 - ♦ WVS DENOTES WATER VALVE (Service)
 - ♦ GM DENOTES GAS METER
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED JDB
 - WIT. DENOTES WITNESS
 - (S) DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (PROP) DENOTES PROPORTION
 - (CALC) DENOTES CALCULATED
 - (D) DENOTES DEED
 - ⊥ DENOTES PERPENDICULAR
 - (M) DENOTES MEASURED

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW THIS REPORT WAS PREPARED FOR 2709600 ONTARIO LTD.

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS
Please note the following:
1. Survey Monuments mark or witness all corners of the parcel.
2. The property deed includes a right-of-way over the surrounding municipal alley created by Inst. No. WW948).
3. The location of all staircases around the outside of the building.
4. The network of aerial service lines around the property perimeter.
5. The location of the all fencing along the east side line.
6. The parcel has an Area of 4,825 Sq.Ft., (0.111 Acre).

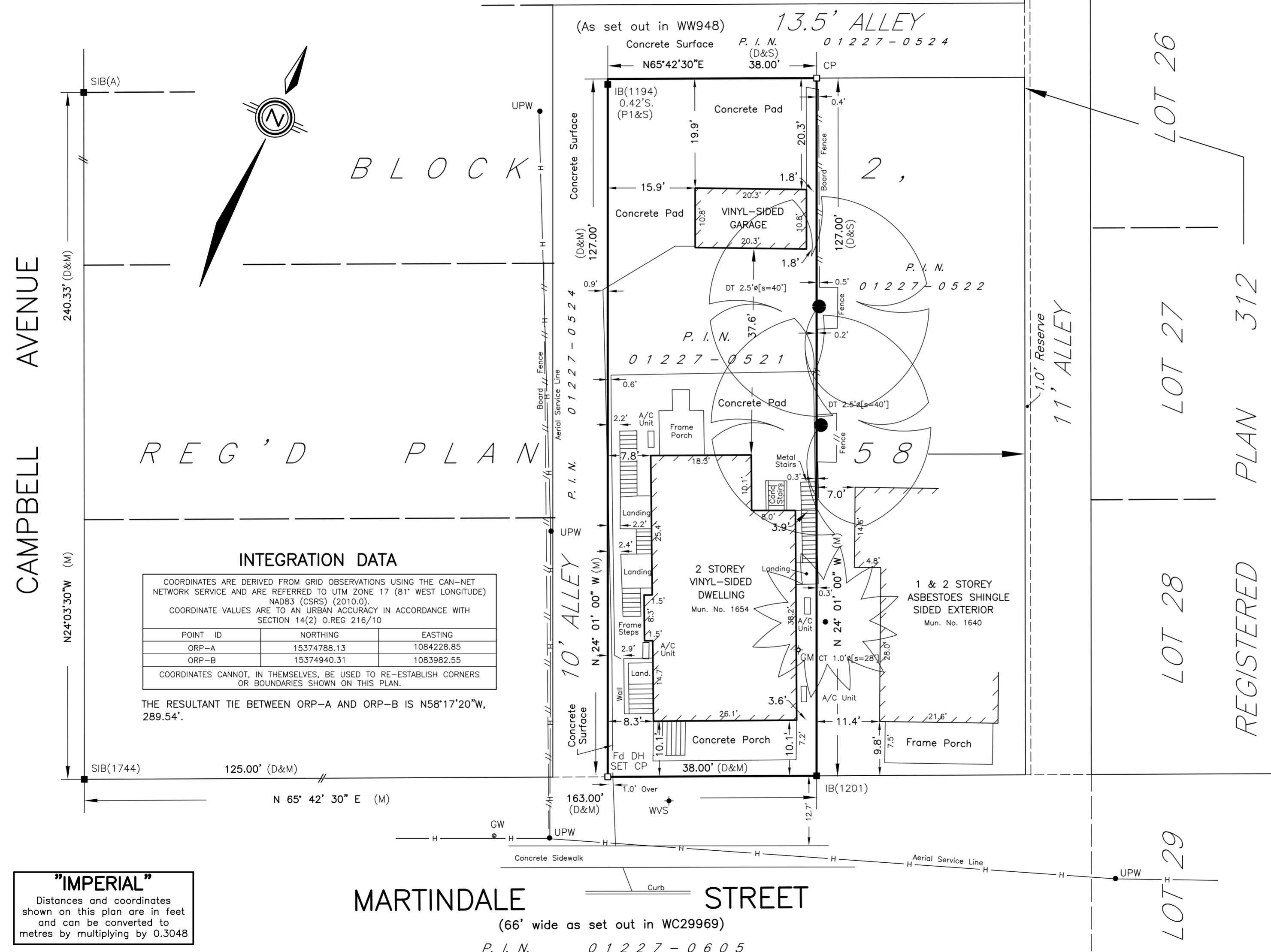
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 14th DAY OF APRIL, 2026.

DATE APRIL 29, 2026
Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.S.M. CHECKED BY: A.S.M. REFERENCE NO.: 26-47-146-00
CAD File: 26-47-146-00.dwg File: E-58-BLOCK 2
CAD Date: April 30, 2026 9:10 AM



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	15374788.13	1084228.85
ORP-B	15374940.31	1083982.55

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

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N58°17'20"W, 289.54'.

"IMPERIAL"
Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048

MARTINDALE STREET
(66' wide as set out in WC29969)
P. I. N. 01227-0605