

Notice of Public Hearing – Committee of Adjustment Application

File # A-051/26 & B-025/26 - 1239 MCEWAN AVE

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 669 LOTS 39 & 40 & PT;CLOSED ALLEY;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.3 (RD1.3)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: MEERA HARDIK KINARIWALA</p> <p>Applicant Name: WILLIS BUSINESS LAW</p>		1239 MCEWAN AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot, with relief requested from the maximum permitted lot coverage requirement for the retained lot, and from the maximum permitted accessory building lot coverage and minimum required separation from a side lot line for an existing accessory building.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning 8600	10.3.5.3	Maximum Lot Coverage- Retained Lot	45.0%	47.5%
Zoning 8600	5.10.7.1	Minimum Separation of an Accessory Building from a Side Lot Line- Retained Lot	1.20 m	1.16 m
Zoning 8600	5.10.9.15	Maximum Lot Coverage for Accessory Buildings on a Lot Having an Area of Less Than 400.0 m ² - Retained Lot	40.0 m ²	53.5 m ²

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
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 0.999928.

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.

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART OF ALLEY (Closed)	REGISTERED PLAN 669	PART OF 01217-0296	180
2				180

PARTS 1 and 2 ARE SUBJECT TO EASEMENT AS SET OUT IN R378795.

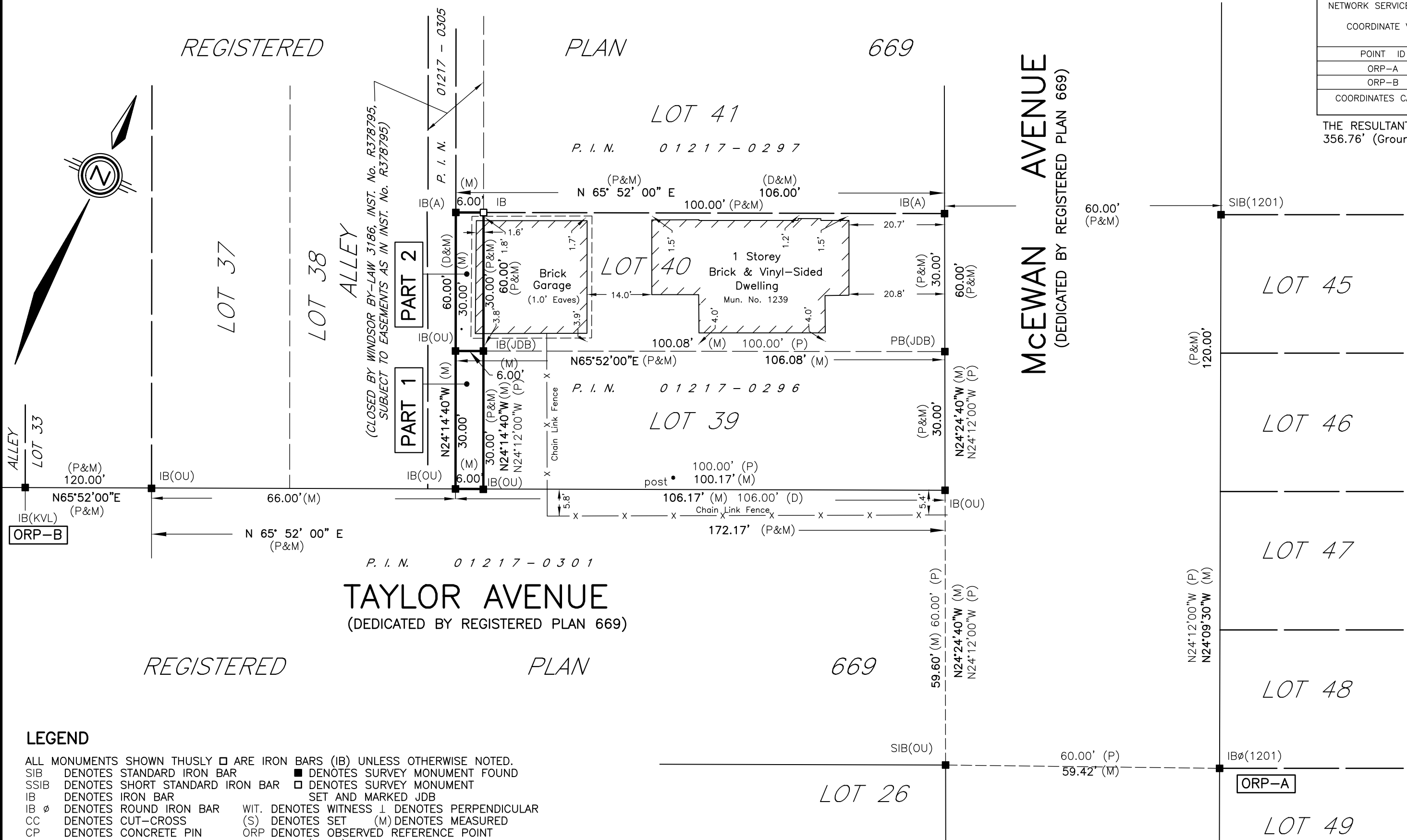
INTEGRATION DATA

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	15370442.88	1086421.86
ORP-B	15370353.98	1086076.38

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 N75°34'10"E, 356.76' (Ground).



PLAN OF SURVEY
OF
PART OF ALLEY,
(CLOSED BY WINDSOR BY-LAW 3186, INST. No. R378795)
REGISTERED PLAN 669
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 14" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

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 26th DAY OF MARCH, 2026.

DATE APRIL 16, 2026

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133222.

LEGEND

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES STANDARD IRON BAR ■ DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR □ DENOTES SURVEY MONUMENT
- IB DENOTES IRON BAR SET AND MARKED JDB
- IB ϕ DENOTES ROUND IRON BAR WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
- CC DENOTES CUT-CROSS (S) DENOTES SET (M) DENOTES MEASURED
- CP DENOTES CONCRETE PIN ORP DENOTES OBSERVED REFERENCE POINT
- PB DENOTES PLASTIC BAR (PROP) DENOTES PROPORTION
- (OU) DENOTES ORIGIN UNKNOWN (CALC) DENOTES CALCULATED
- (NI) DENOTES NOT IDENTIFIABLE (D) DENOTES DEED
- NSEW DENOTES NORTH, SOUTH, EAST & WEST
- (P) DENOTES REGISTERED PLAN 669
- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
- (KVL) DENOTES VERHAEGEN AND BEZAIRE, LTD. O.L.S.

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	1° 52' 00"

VERHAEGEN
LAND SURVEYORS
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

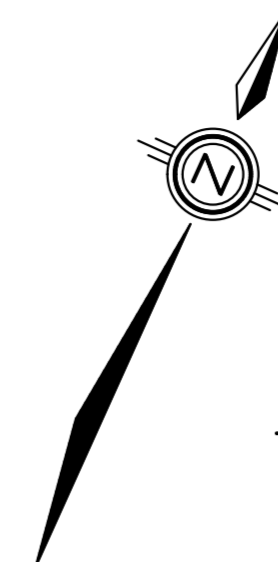
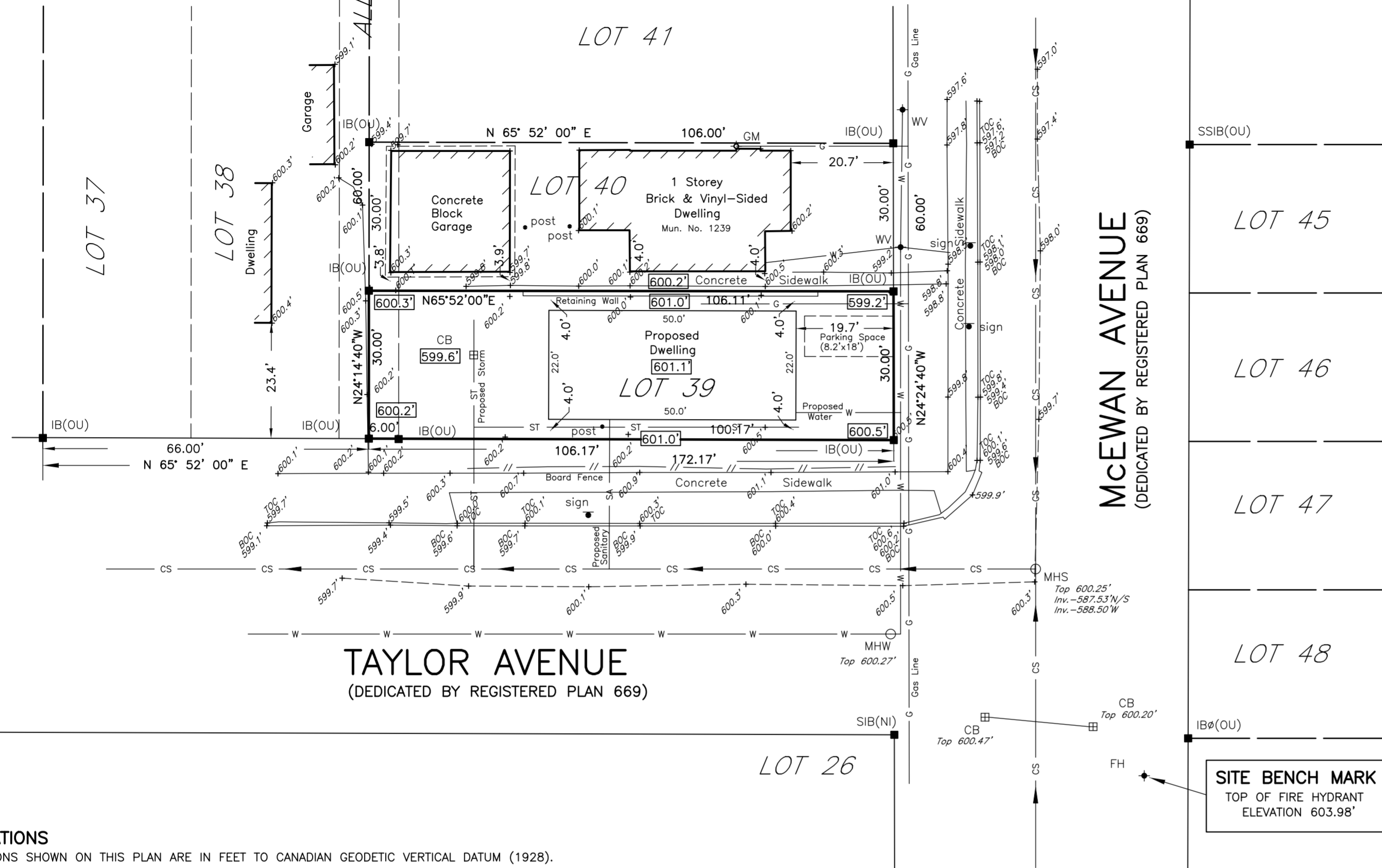
DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 26-47-070-02
CAD File: 26-47-070-02.dwg CAD Date: April 16, 2026 11:50 AM		File: E-669-3

REGISTERED

PLAN

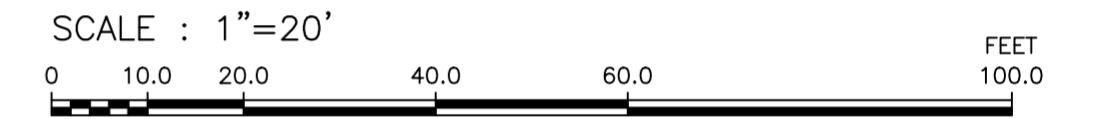
669

LOT 41



IN-FILL LOT GRADE PLAN

OF
LOT 39 and
PART OF ALLEY
REGISTERED PLAN 669
 IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
 © VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

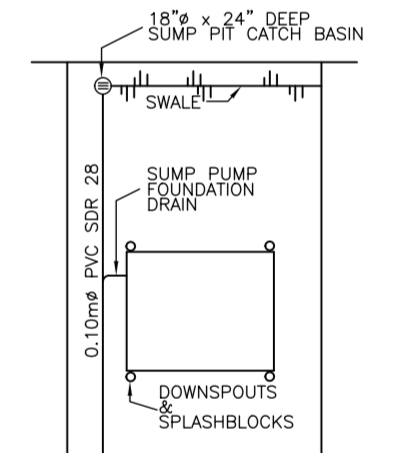


TYPICAL LOT DRAINAGE

NOT TO SCALE

NOTE

1. STORM CONNECTIONS TO PROVIDE REAR YARD DRAINAGE AND WEeping TILE FROM BASEMENT SUMP.
2. SANITARY CONNECTIONS TO CARRY DOMESTIC SEWAGE ONLY.
3. LOT GRADING TO DIRECT WATER AWAY FROM HOUSE TO EITHER ROAD OR REAR YARD DRAIN.
4. SOLID STORM DRAIN TO 10' BEYOND HOUSE AS SHOWN.
5. PERFORATED PIPE FOR REAR YARD DRAINAGE AS SHOWN.
6. CONNECT 4" Ø WEeping TILE TO BASEMENT SUMP AND DISCHARGE TO STORM SEWER.
7. CLEAN-OUTS TO BE LOCATED EVERY 50 FEET MAXIMUM.



PLAN VIEW
NOT TO SCALE

ELEVATIONS

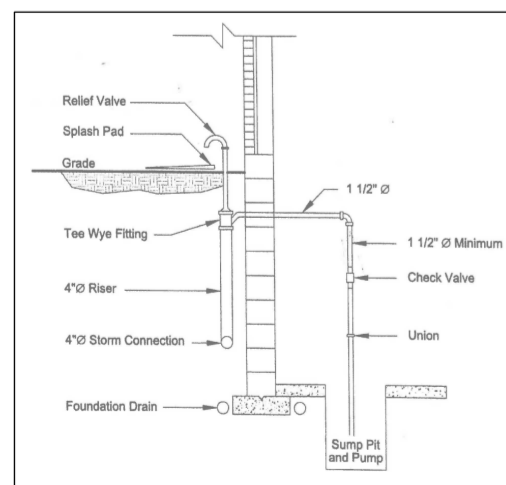
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC VERTICAL DATUM (1928).

BENCH MARK

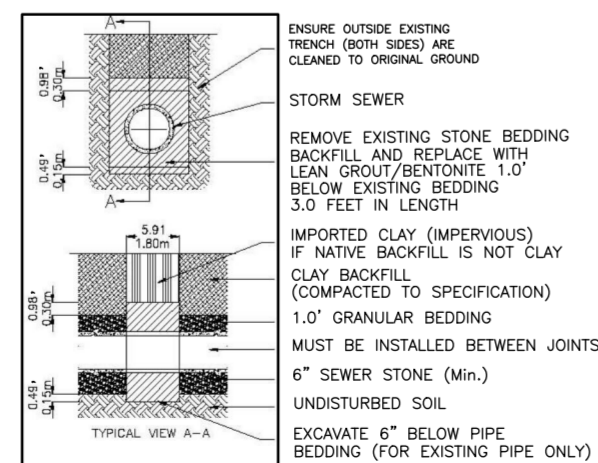
BENCH MARK 390 ELEVATION 597.60'
 1042 CURRY AVENUE: PLATE IS ON THE SOUTH WALL, 1.7' EAST OF THE WEST WALL AND 0.9' ABOVE GRADE.

SITE BENCH MARK

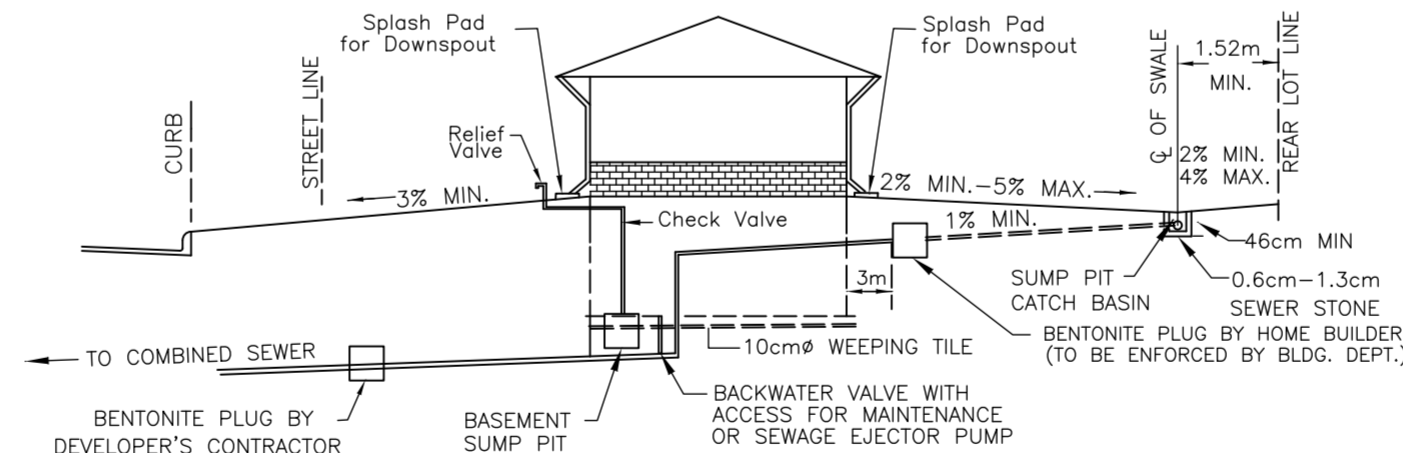
TOP OF FIRE HYDRANT ELEVATION 603.98'



SUMP PUMP OVERFLOW DISCHARGE PIPE
(IMPERIAL DIMENSIONS SHOWN)



GROUT/BENTONITE PLUG DETAIL



Cross Section of In Fill Drainage

CAUTION
 UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

+600.5' DENOTES EXISTING ELEVATION

[600.5] DENOTES PROPOSED ELEVATION

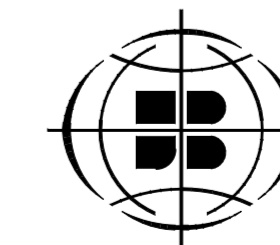
Existing Elevations have been derived on the following Date : 25th. MARCH 2026.

ELEVATIONS

GEODETIC
 ASSUMED

DATE MAY 11, 2026.

Andrew S. Mantha
 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR



VERHAEGEN
 LAND SURVEYORS

SURVEYING
MAPPING
GIS

A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

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DRAWN BY:
CMM

CHECKED BY:
A.S.M.

REFERENCE NO.:
26-47-070-01

CAD File: 26-47-070-01.dwg
CAD Date: May 12, 2026 10:24 AM

File: E-669-3