

# COMMITTEE OF ADJUSTMENT

APPLICANT : GENERATION DEVELOPMENT CONTRACTORS

ADDRESS : 948 ST JUDE COURT

N.T.S.



 SUBJECT LANDS       SEVERED LANDS

## Notice of Public Hearing – Committee of Adjustment Application

File # A-058/26 & B-033/26- 948 ST JUDE CRT

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 12M675; BLOCK 4

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.1 (RD2.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> GENERATION DEVELOPMENT CONTRACTORS</p> <p><b>Applicant Name:</b> Pillon Abbs Inc.</p>		948 ST JUDE CRT

## PURPOSE OF APPLICATION

**Both Minor Variance and Consent** - Proposed severance to create a new lot along common wall of existing semi-detached dwelling. Requesting relief for increased maximum front yard paving for the severed lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	24.28.1.3.1	Maximum Front Yard Paving - Severed Lot	50%	65%

**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.

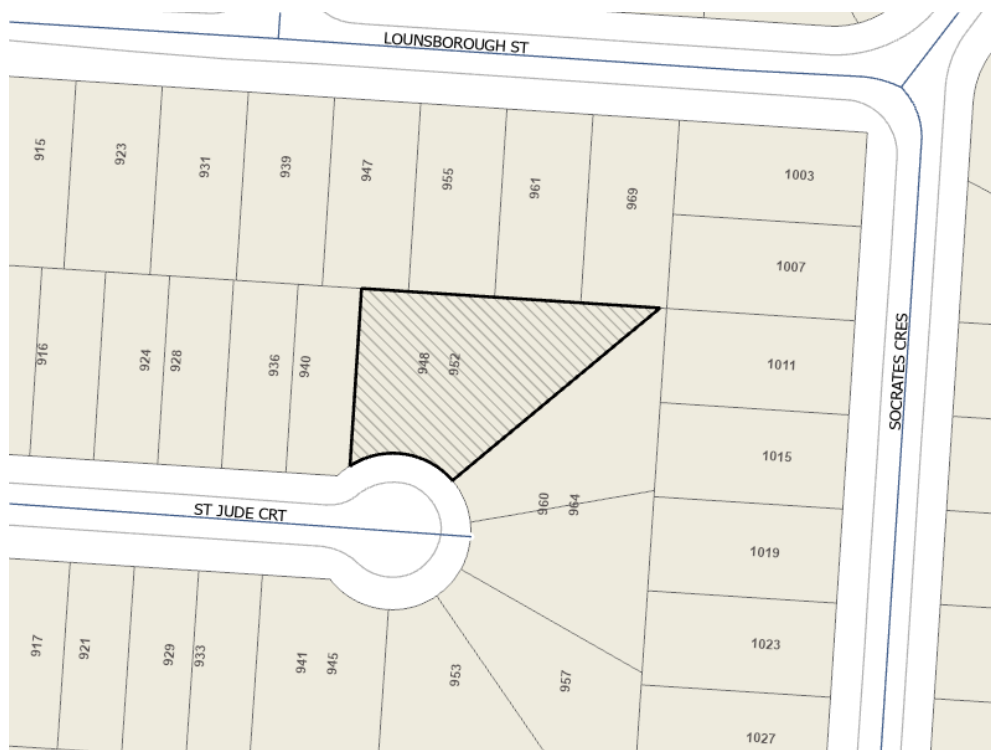
**Participate in the hearing by videoconference (Microsoft Teams)**

**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](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.



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](mailto:COAdjustment@citywindsor.ca)

P.I.N. 01294-0344

P.I.N. 01294-0341

P.I.N. 01294-0260

P.I.N. 01294-0255

PARTS SCHEDULE

PART	LOT/BLOCK	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	BLOCK 4	PLAN 12M-675	ALL OF 01294-0427	5,399
2				9,319

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

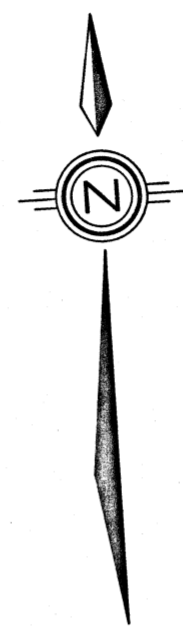
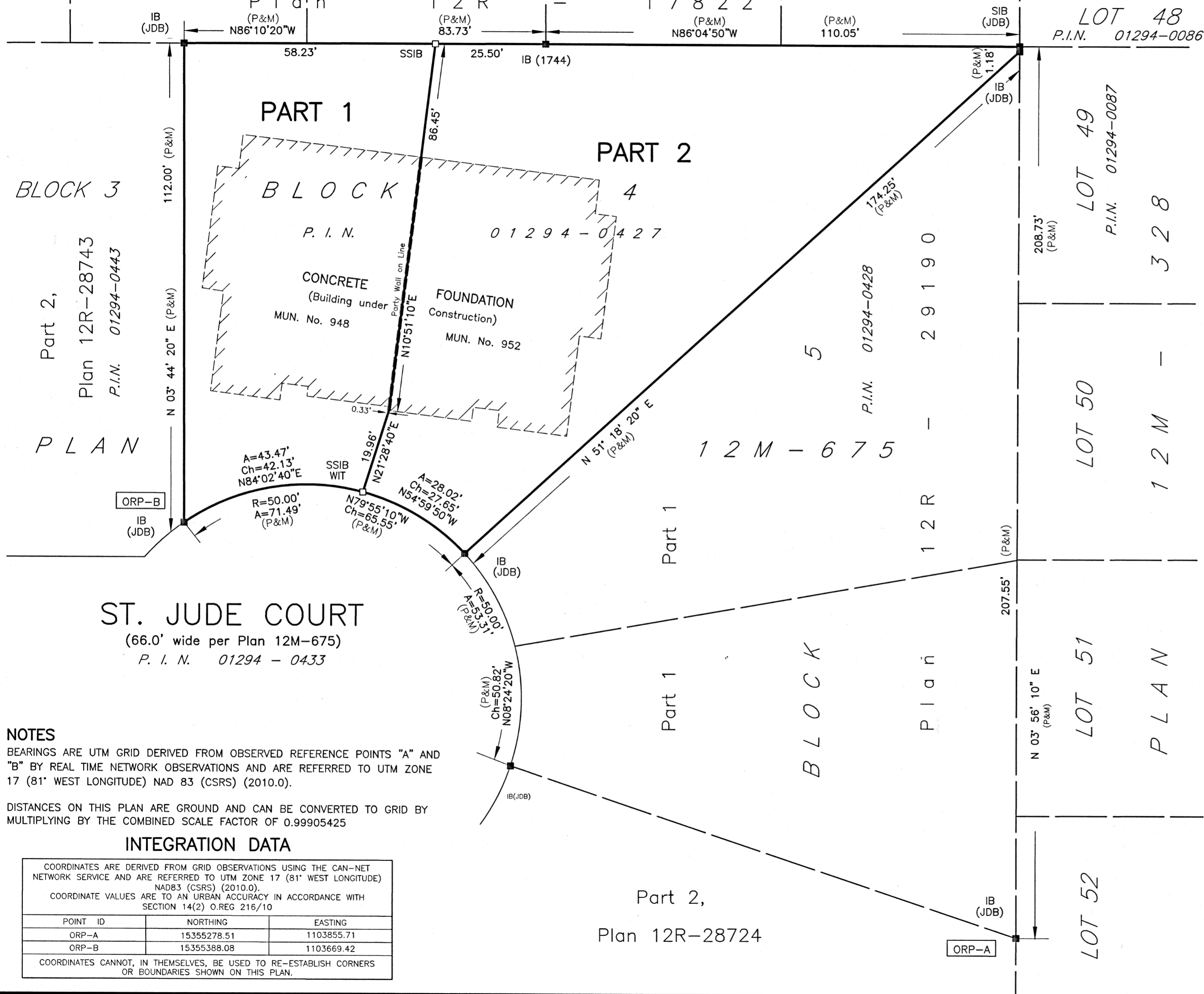
DATE Nov. 15, 2022

*Andrew S. Mantha*  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

PLAN 12R-89207  
RECEIVED AND DEPOSITED

DATE 2022/11/15

*Alena Kinsey*  
ALENA KINSEY  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



PLAN OF SURVEY  
OF  
BLOCK 4, PLAN 12M-675  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES

SCALE : 1"=20'

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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PLASTIC BAR
  - WITNESS
  - MEASURED
  - J.D. BARNES LIMITED
- 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.
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN  
(P) DENOTES PLAN 12M-675  
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 7th DAY OF NOVEMBER, 2022.

DATE NOVEMBER 8, 2022

*Andrew S. Mantha*  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM 2201612.

**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

SURVEYING  
MAPPING  
GIS

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 19-47-207-01
FILE: 19-47-207-01 Block 4.dwg	E-12M-675-BLK 4	CAD Date: November 14, 2022 2:50:09 PM CAD File: 19-47-207-01 Block 4.dwg

**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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99905425

**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	15355278.51	1103855.71
ORP-B	15355388.08	1103669.42

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

61 cm x 0.2 m (14.49 in x 36 cm)