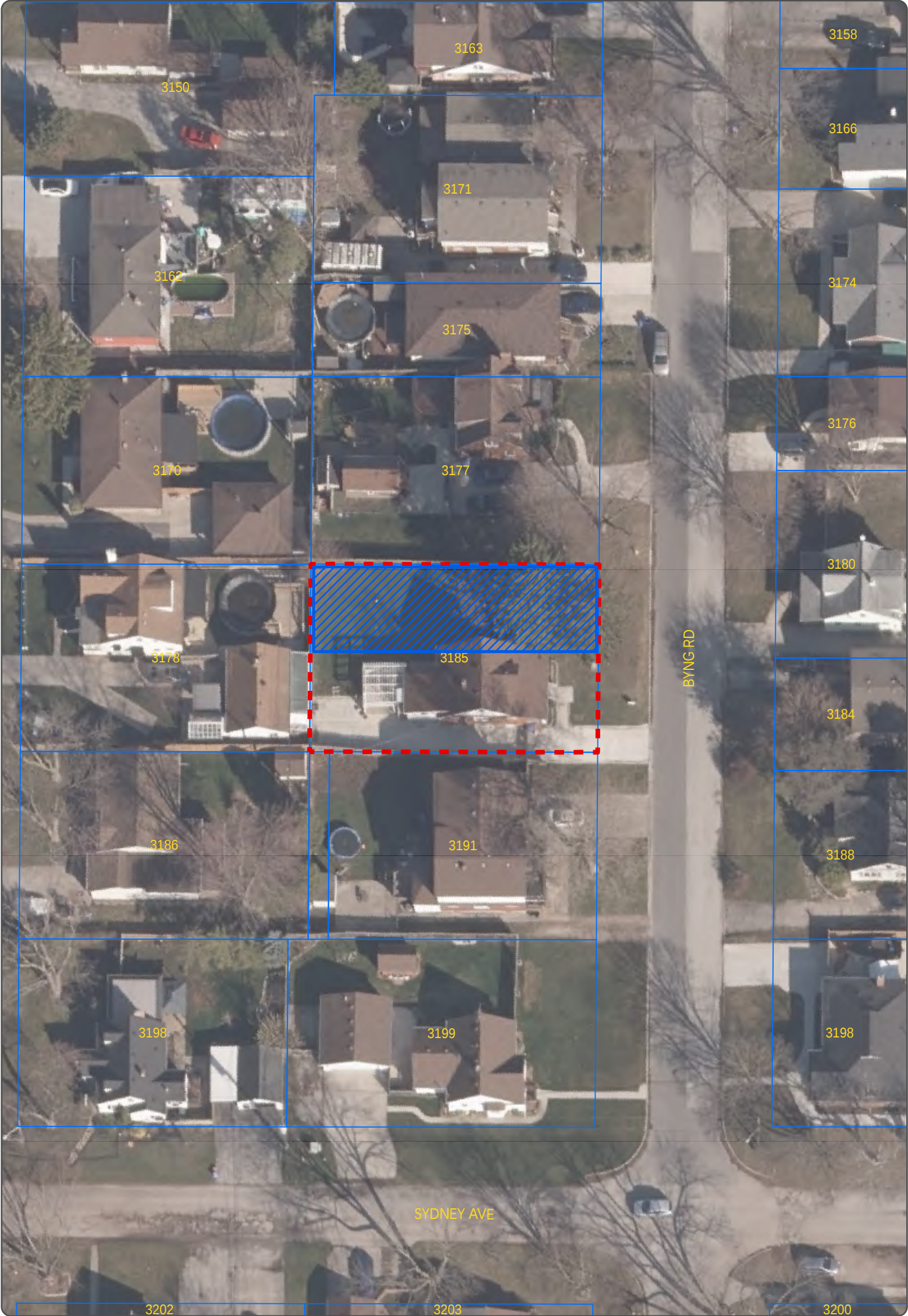




COMMITTEE OF ADJUSTMENT

APPLICANT : MARISLEIDY MEDINA RAMOS
ADDRESS : 3185 BYNG ROAD

N.T.S.



 SUBJECT LANDS  SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # A-087/25 - 3185 BYNG RD

Date Mailed: July 29, 2026

Electronic hearing:

By videoconference on August 13, 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 29, 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 1215 LOTS 183 184;& PT CLOSED ALLEY; 7525.00SF 70.00FR 107.50D

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: MARISLEIDY MEDINA RAMOS Applicant Name: MARISLEIDY MEDINA RAMOS		3185 BYNG RD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot, with relief requested from minimum lot width and area requirements for the severed and retained lots, and from maximum lot coverage for the severed lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	Minimum Lot Width - Retained	10.1.5.1	15.0 m	11.3 m
Zoning By-law 8600	Minimum Lot Area - Retained Lot	10.1.5.2	450.0 m²	371.7 m²
Zoning By-law 8600	Minimum Lot Width - Severed	10.1.5.1	15.0 m	10.0 m
Zoning By-law 8600	Maximum Lot Coverage- Severed	10.1.5.2	450.0 m²	327.4 m²

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

KAIRON
DESIGN
INC.



PROPOSED
SINGLE DWELLING UNIT

ADDRESS:

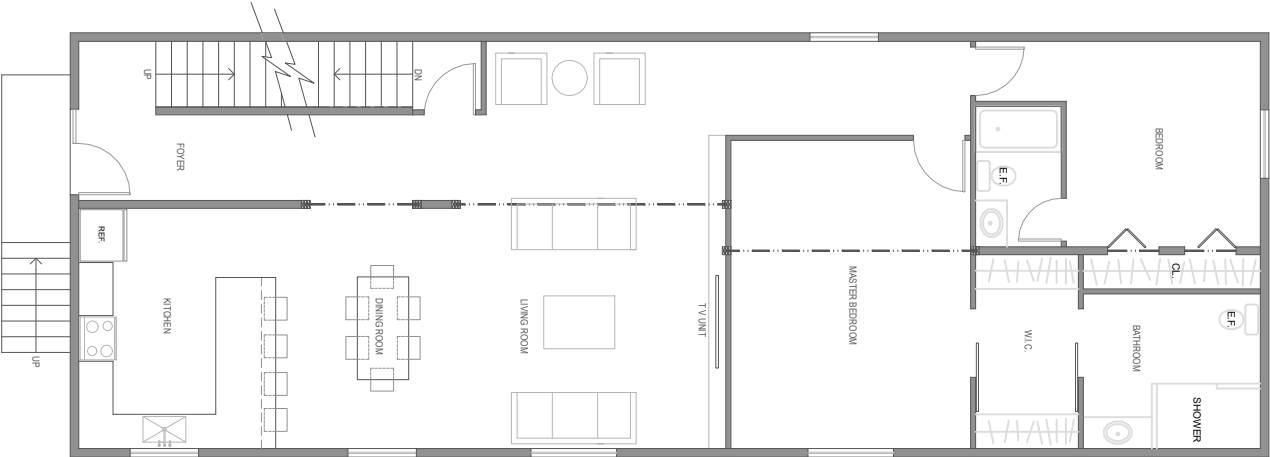
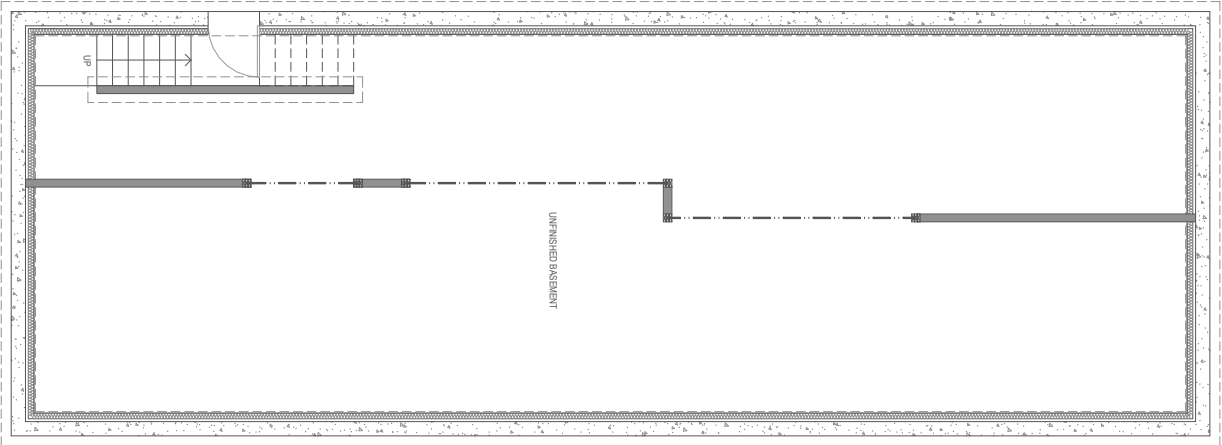
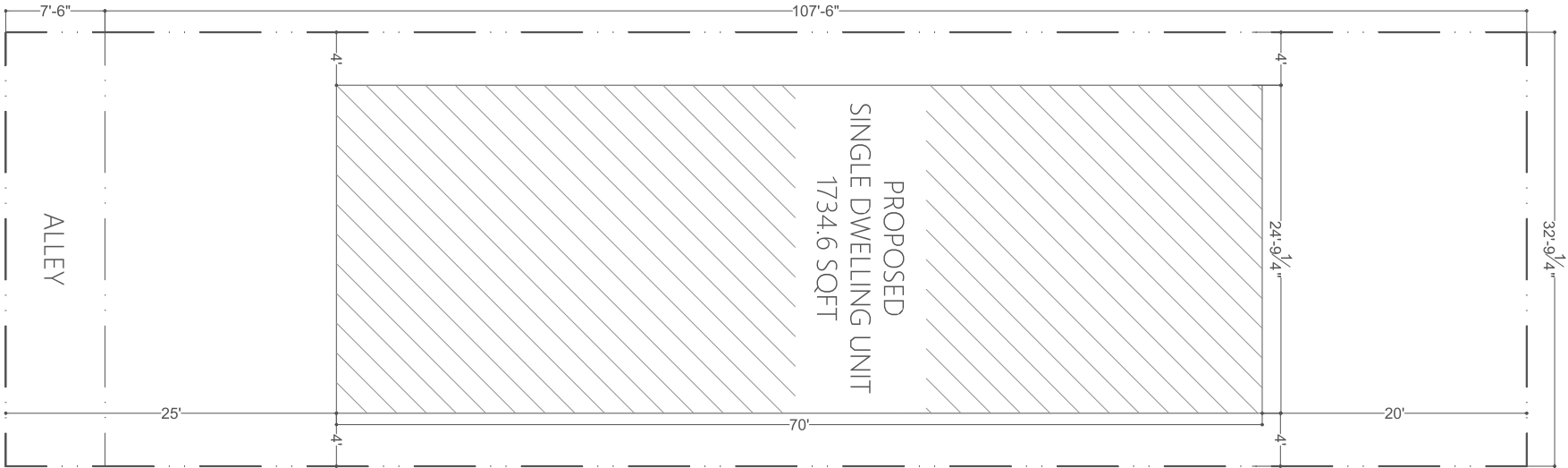
3185 BYNG RD

DATE:

29/08/2025

NORTH

PROJECT ID : 1030_2025



BLISS ROAD

PLAN

LOT 230

LOT 231

REGISTERED

LOT 229

LOT 228

REGISTERED

LOT 231

REGISTERED

P.I.N. 01345-0289

ALLEY

(CLOSED BY LAW 6778 ACCORDING
TO INSTRUMENT R822957/AMENDED BY R1286261)
(BY REGISTERED PLAN 1215)

P.I.N. 01345 -0293

SUBJECT TO EASEMENT
AS IN R1059976E

-0288

P.I.N.

01345

REGISTERED

LOT 181

REGISTERED

P.I.N.

01345

REGISTERED

LOT 182

REGISTERED

LOT 183

REGISTERED

REGISTERED

LOT 181

REGISTERED

LOT 182

REGISTERED

LOT 183

REGISTERED

LOT 184

REGISTERED

LOT 185

REGISTERED

LOT 186

REGISTERED

1215

LOT 187

REGISTERED

LOT 188

REGISTERED

LOT 189

REGISTERED

LOT 190

REGISTERED

LOT 191

REGISTERED

LOT 192

REGISTERED

LOT 193

REGISTERED

LOT 194

REGISTERED

LOT 195

REGISTERED

LOT 196

REGISTERED

LOT 197

REGISTERED

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P, P1	01°19'30"

SIB(1172)

70.00'(P&M)

280.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

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BYNG ROAD
(DEDICATED BY REGISTERED PLAN 1215)
P.I.N. 01345-0330

(NOT TO SCALE)
N11°33'30"W (M)
394.28' (M)

ORP-B
IB(OU)

LOT 1247
LOT 1248

REGISTERED PLAN 1126

PARTS SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1	PART OF ALLEY	REGISTERED PLAN 1215	ALL OF 01345-0291	279 Sq.Ft.
2	LOT 183 AND PART OF LOT 184			3722 Sq.Ft.
3	PART OF ALLEY			246 Sq.Ft.
4	PART OF LOT 184			3278 Sq.Ft.

PARTS 1 & 3 ARE SUBJECT TO EASEMENT AS IN R833587E

PLAN OF SURVEY OF LOTS 183 AND 184 AND PART OF ALLEY REGISTERED PLAN 1215 IN THE CITY OF WINDSOR COUNTY OF ESSEX VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=10'

0 5.0 10.0 20.0 30.0 50.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 28" IN WIDTH BY 24" IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1"=10'

"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	15363368.09	1104088.18
ORP-B	15364010.82	1103896.68

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 N16°35'20"W 670.78'

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 0.999905

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.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IB#	DENOTES	ROUND IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT-CROSS
CP	DENOTES	STEEL PIN
WIT	DENOTES	WITNESS
⊥	DENOTES	PERPENDICULAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
PROP	DENOTES	PROPORTION
(OU)	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	REGISTERED PLAN 1215
(P1)	DENOTES	PLAN OF SURVEY BY (1172) DATED AUGUST 29th, 1986, A-1044
(G)	DENOTES	INSTRUMENT R1056391
(JB)	DENOTES	J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.
(1172)	DENOTES	STUBBERFIELD HARTLEY BREWER LTD, O.L.S.
N	N = NORTH; S = SOUTH; E = EAST; W = WEST	

SURVEYOR'S CERTIFICATE

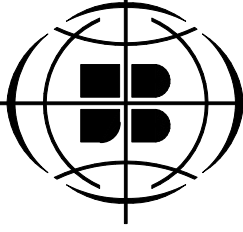
I CERTIFY THAT:

- 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 28th DAY OF JANUARY, 2025

DATE FEBRUARY 13th, 2025

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220940



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: BJ	CHECKED BY: AM	REFERENCE NO.: 25-47-025-00
CAD File: 25-47-025-00.dwg CAD Date: February 24, 2025 3:07 PM		File: E-1215-18

SYDNEY AVENUE
(DEDICATED BY REGISTERED PLAN 1215)

ORP-A

IB(OU)

140.00'(P&M)

N23°40'30"W (P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

70.00'(P&M)

74cm x 0.5 (5.0 ft)
64cm x 29.0 in (5.0 ft)