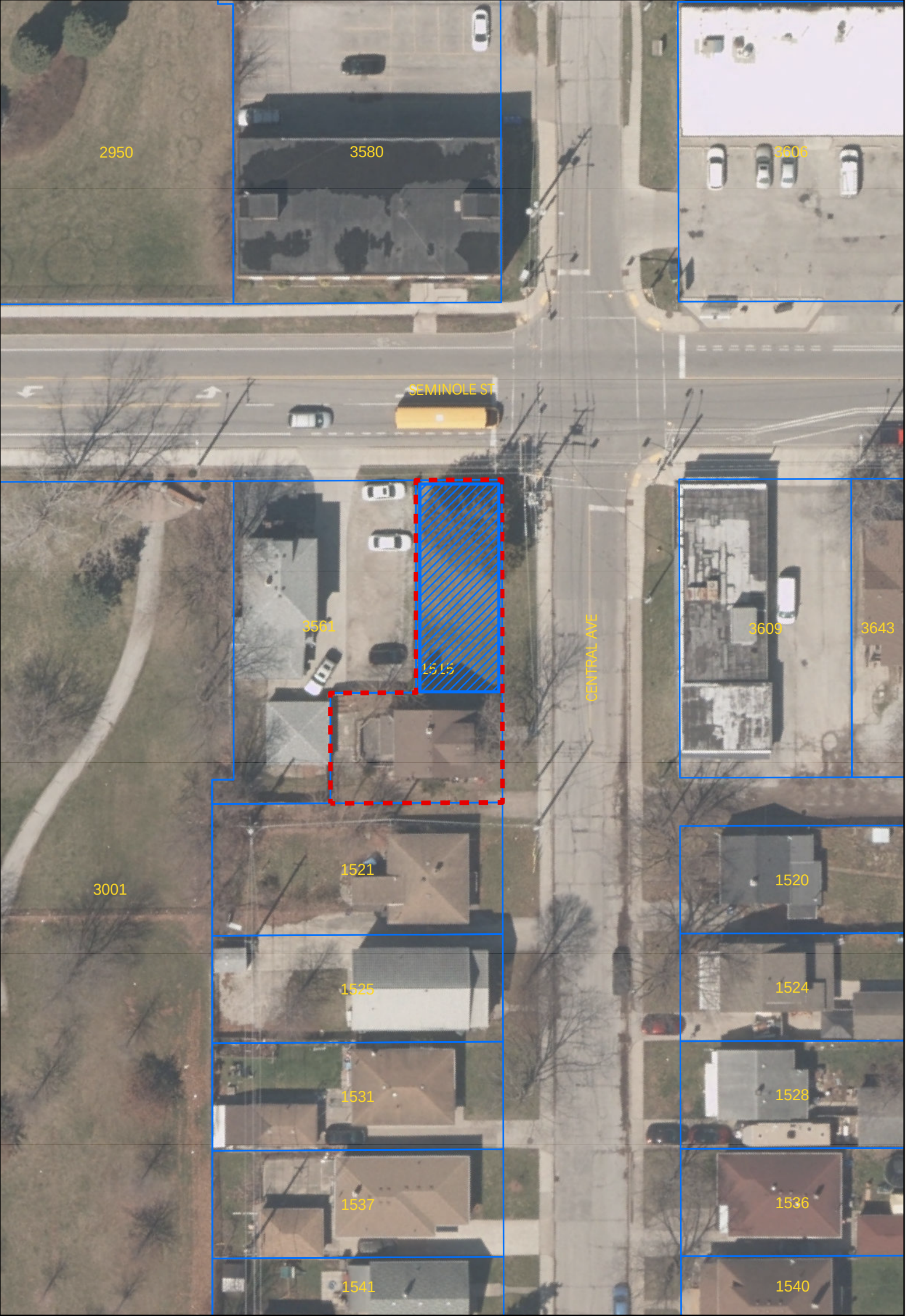




# COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : CHARBEL ABDO GERGES  
ADDRESS : 1515 CENTRAL AVENUE

 SUBJECT LANDS  SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # A-087/26 & B-050/26 - 1515 CENTRAL AVE  
 October 28, 2026

Date Mailed:

Electronic hearing:

By videoconference on November 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 October 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: PLAN 1071; LOT 55 & PT LOT 56 & PT CLOSED ALLEY; RP 12R27393; PART 2

|                           |                                 |
|---------------------------|---------------------------------|
| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S)       |
| Mixed Use Corridor        | Commercial District 1.3 (CD1.3) |

| Applicant/Owner(s)                                                      | Authorized Agent(s) | Subject Property |
|-------------------------------------------------------------------------|---------------------|------------------|
| Owner Name: CHARBEL ABDO GERGES<br><br>Applicant Name: PILLON ABBS INC. |                     | 1515 CENTRAL AVE |

PURPOSE OF APPLICATION

Consent (Severance) - Requesting relief for reduced minimum lot area, reduced minimum front yard depth, reduced minimum rear yard depth and increased maximum encroachment of a porch into a required front yard.

| By-Law      | Provision  | Provision Description           | Requirement          | Proposed             |
|-------------|------------|---------------------------------|----------------------|----------------------|
| By-Law 8600 | 11.2.5.3.2 | Minimum Lot Area - Retained Lot | 270.0 m <sup>2</sup> | 244.9 m <sup>2</sup> |
| By-Law 8600 | 11.2.5.3.5 | Minimum Front Yard Depth        | 6.0 m                | 4.5 m                |
| By-Law 8600 | 11.2.5.3.6 | Minimum Rear Yard Depth         | 7.5 m                | 5.8 m                |

|                    |            |                                                             |       |       |
|--------------------|------------|-------------------------------------------------------------|-------|-------|
| <b>By-Law 8600</b> | 5.30.10.60 | Maximum Porch<br>Encroachment into a<br>Required Front Yard | 2.5 m | 3.8 m |
|--------------------|------------|-------------------------------------------------------------|-------|-------|

#### 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.

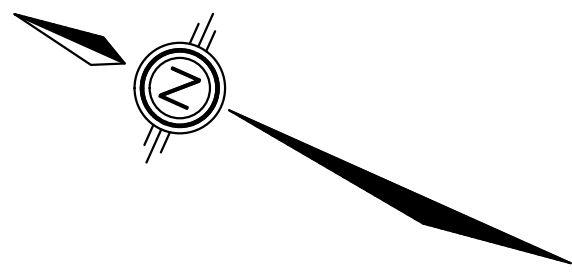


#### Contact Information:

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)

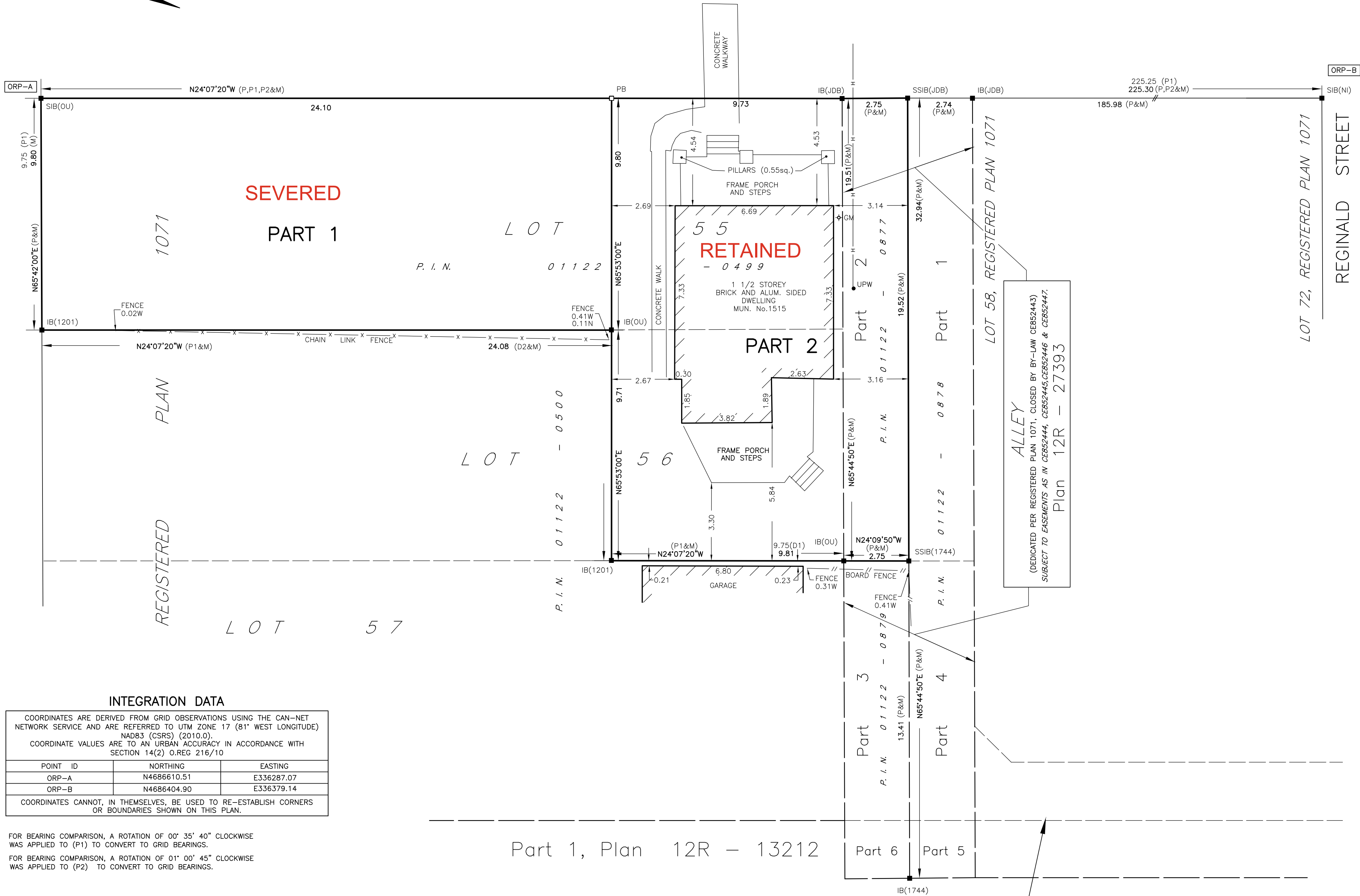
Known as SEMINOLE (LEDUE STREET DEDICATED PER REGISTERED PLAN 1071) STREET

P. I. N. 0 1 0 9 6 - 0 8 7 0



CENTRAL ( DEDICATED PER REGISTERED PLAN 1071) AVENUE

P. I. N. 0 1 1 0 1 - 0 6 0 4



#### 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                                                                                                                                                        | N4686610.51 | E336287.07 |
| ORP-B                                                                                                                                                        | N4686404.90 | E336379.14 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.                                                         |             |            |

FOR BEARING COMPARISON, A ROTATION OF 00° 35' 40" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.

FOR BEARING COMPARISON, A ROTATION OF 01° 00' 45" CLOCKWISE WAS APPLIED TO (P2) TO CONVERT TO GRID BEARINGS.

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

## PLAN OF SURVEY OF LOT 55, PART OF LOT 56 AND PART OF ALLEY REGISTERED PLAN 1071

IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO

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

SCALE = 1:100



THE INTENDED PLOT SIZE OF THIS PLAN IS 813mm IN WIDTH BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

#### LEGEND AND NOTES

|        |         |                          |      |         |                |
|--------|---------|--------------------------|------|---------|----------------|
| ■      | DENOTES | SURVEY MONUMENT FOUND    | (OU) | DENOTES | ORIGIN UNKNOWN |
| □      | DENOTES | SURVEY MONUMENT SET      | S    | DENOTES | SET            |
| SIB    | DENOTES | STANDARD IRON BAR        | 1    | DENOTES | PERPENDICULAR  |
| SSIB   | DENOTES | SHORT STANDARD IRON BAR  |      |         |                |
| IB     | DENOTES | IRON BAR                 |      |         |                |
| IBØ    | DENOTES | ROUND IRON BAR           |      |         |                |
| PB     | DENOTES | PLASTIC BAR              |      |         |                |
| OP     | DENOTES | STEEL PIN                |      |         |                |
| WIT    | DENOTES | WITNESS                  |      |         |                |
| (M)    | DENOTES | MEASURED                 |      |         |                |
| (JDB)  | DENOTES | J.D. BARNES LIMITED      |      |         |                |
| (1744) | DENOTES | VERHAEGEN LAND SURVEYORS |      |         |                |
| (P)    | DENOTES | PLAN 12R-27393           |      |         |                |
| (P1)   | DENOTES | REGISTERED PLAN 1071     |      |         |                |
| (D1)   | DENOTES | INSTRUMENT No. R1280228  |      |         |                |
| (D2)   | DENOTES | INSTRUMENT No. R1009655  |      |         |                |

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.

#### SURVEYOR'S CERTIFICATE

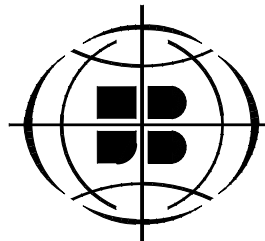
I CERTIFY THAT:

- 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 11th. DAY OF MAY, 2026

DATE MAY 28, 2026

*Roy A. Simone*  
ROY A. SIMONE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133266



**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.

SURVEYING  
MAPPING  
GIS

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

|                                                               |                 |                             |
|---------------------------------------------------------------|-----------------|-----------------------------|
| DRAWN BY: NMG                                                 | CHECKED BY: RAS | REFERENCE NO.: 26-47-176-00 |
| CAD File: 26-47-176-00.dwg<br>CAD Date: May 29, 2026 10:01 AM | File: E-1071-5  |                             |