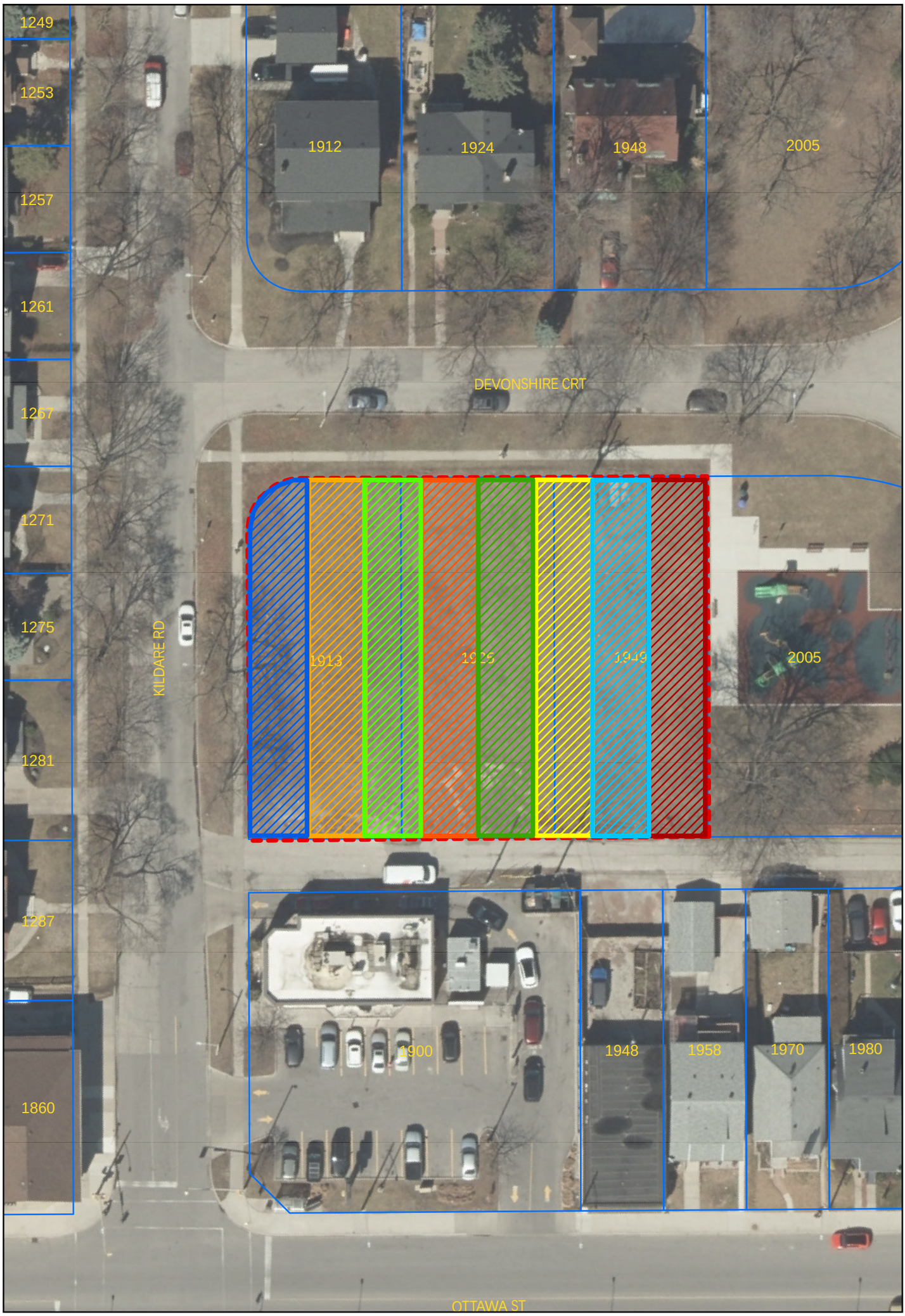



# COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : AGBABA HOLDINGS CORPORATION

ADDRESS : 1907 DEVONSHIRE COURT

SUBJECT LANDS
SEVERED LANDS 1
SEVERED LANDS 2
SEVERED LANDS 3
SEVERED LANDS 4
SEVERED LANDS 5
SEVERED LANDS 6
SEVERED LANDS 7
RETAINED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-070/26




# COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : AGBABA HOLDINGS CORPORATION

ADDRESS : 1907 DEVONSHIRE COURT

SUBJECT LANDS

EASEMENT

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-071/26

**Notice of Public Hearing – Committee of Adjustment Application**

File # A-106/26 & B-070/26, B-071/26 –
1907 DEVONSHIRE CRT

Date Mailed: November 25, 2026

**Electronic hearing:**

By videoconference on December 10, 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 November 25, 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 684; LOT 87 & PT LOT 86; RP 12R27198; PART 1

| Official Plan Designation | Zoning of Subject Land(s) |
|---|---|
| Residential | Residential District 1.1 (RD1.1) S20(1)340 |

| Applicant/Owner(s) | Authorized Agent(s) | Subject Property |
|---|---|---|
| **Owner Name:**<br><br>**Applicant Name:**<br>AGBABA HOLDINGS CORPORATION | | 1913 DEVONSHIRE CRT |

**PURPOSE OF APPLICATION**

**Both Minor Variance and Consent -** Consent to create 7 new lots. Further proposing two easements. Requesting relief for reduced number of parking spaces for proposed severed lots 3 and 4 as well as reduced minimum width of a parking space flanked by a wall or fence.

**The proposal is seeking the following reliefs from Zoning By-law 8600:**

| | Provision | Provision Description | Required | Proposed |
|---|---|---|---|---|
| 1 | 24.20.10 | Minimum Width of a Parking Space Flanked by a Fence or Wall | 3.5 m | 2.5 m |
| 2 | S20(1)340.5.h | Minimum Required Number of Parking Spaces for a Townhome Dwelling - Severed Lots 3 and 4 | 2 | 1 |

**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.

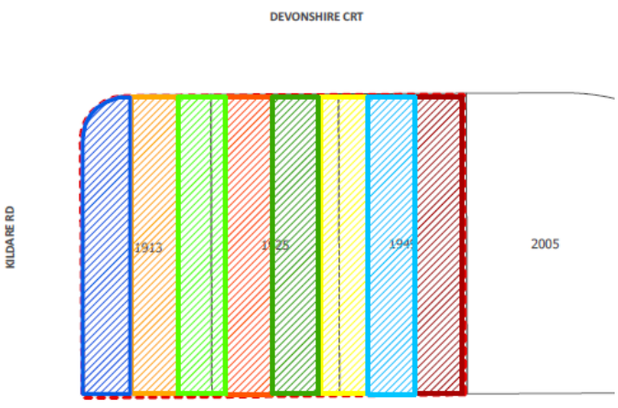
**Notice of Decision**

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.

**EASEMENT MAP** –

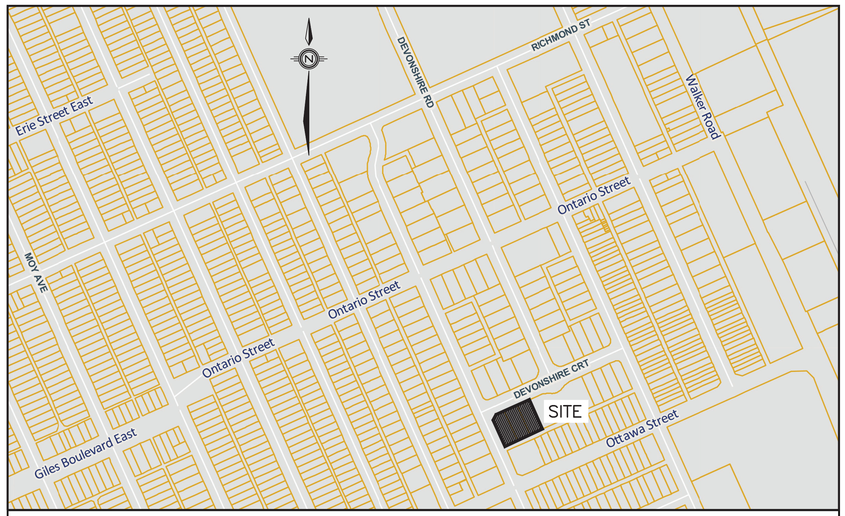



**SEVERANCE MAP**




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

# DEVONSHIRE COURT/KILDARE ROAD, WINDSOR
# TOWNHOME DEVELOPMENT




KEY PLAN

| INDEX | |
|---|---|
| No. | DESCRIPTION |
| 1. | INDEX, KEY PLAN & BENCHMARK |
| 2. | REMOVALS & PROPOSED SITE PLAN |
| 3. | PAVING AND GRADING & SITE SERVICES |
| 4. | STORM STORAGE |

**ELEVATIONS**

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES.

**SITE BENCHMARK**

TOP OF OPERATING NUT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF KILDARE ROAD AND DEVONSHIRE COURT. — ELEVATION 184.30m

LICENSED PROFESSIONAL ENGINEER
M. M. HORAMZ
100530248
17 NOV. 2026
PROVINCE OF ONTARIO

RC SPENCER ASSOCIATES INC.
Consulting Engineers
**Tecumseh:** 1610 Sylvestre Dr. - Tecumseh, ON N9K 0B9
**Leamington:** 18 Talbot St. W. - Leamington, ON N8H 1M4
**Chatham-Kent:** 49 Raleigh St. - Chatham, ON N7M 2M6
Professional Engineers Ontario

| NO. | REVISION | DATE | BY | APP. |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| 7. | REVISED PARKING SPACES | 17 NOV. 2026 | M.M.H. | R.C.S. |
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| 1. | SUBMIT FOR SITE PLAN APPROVAL | 8 APR. 2026 | M.R.B. | M.M.H. |

| | |
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| DESIGN | M.R.B. |
| CHECKED | M.M.H. |
| DRAWN | M.R.B. |
| CHECKED | M.M.H. |
| DATE | MARCH 2026 |
| SCALE | N.T.S. |

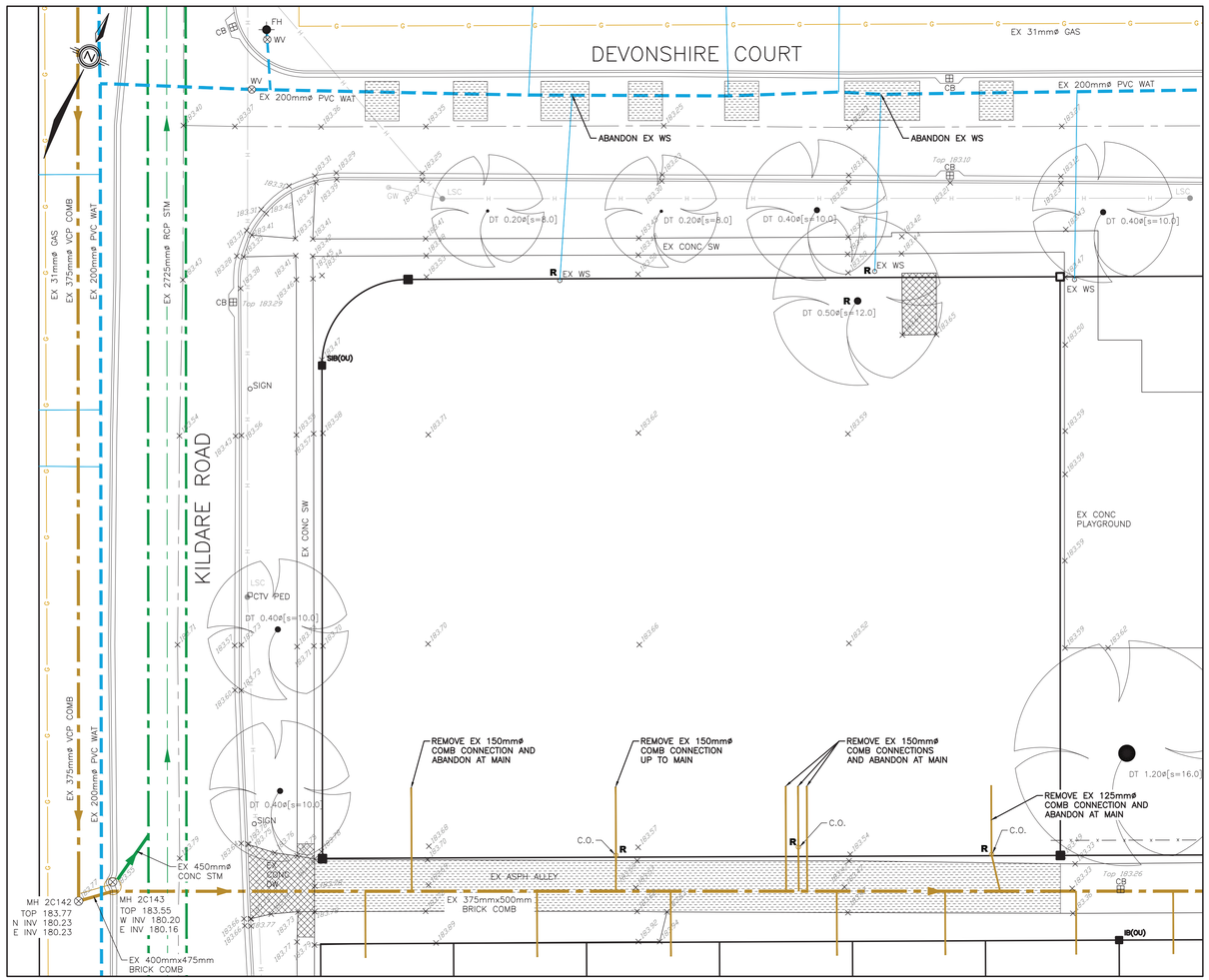
DEVONSHIRE COURT/KILDARE ROAD TOWNHOME DEVELOPMENT

INDEX, KEY PLAN & BENCHMARK

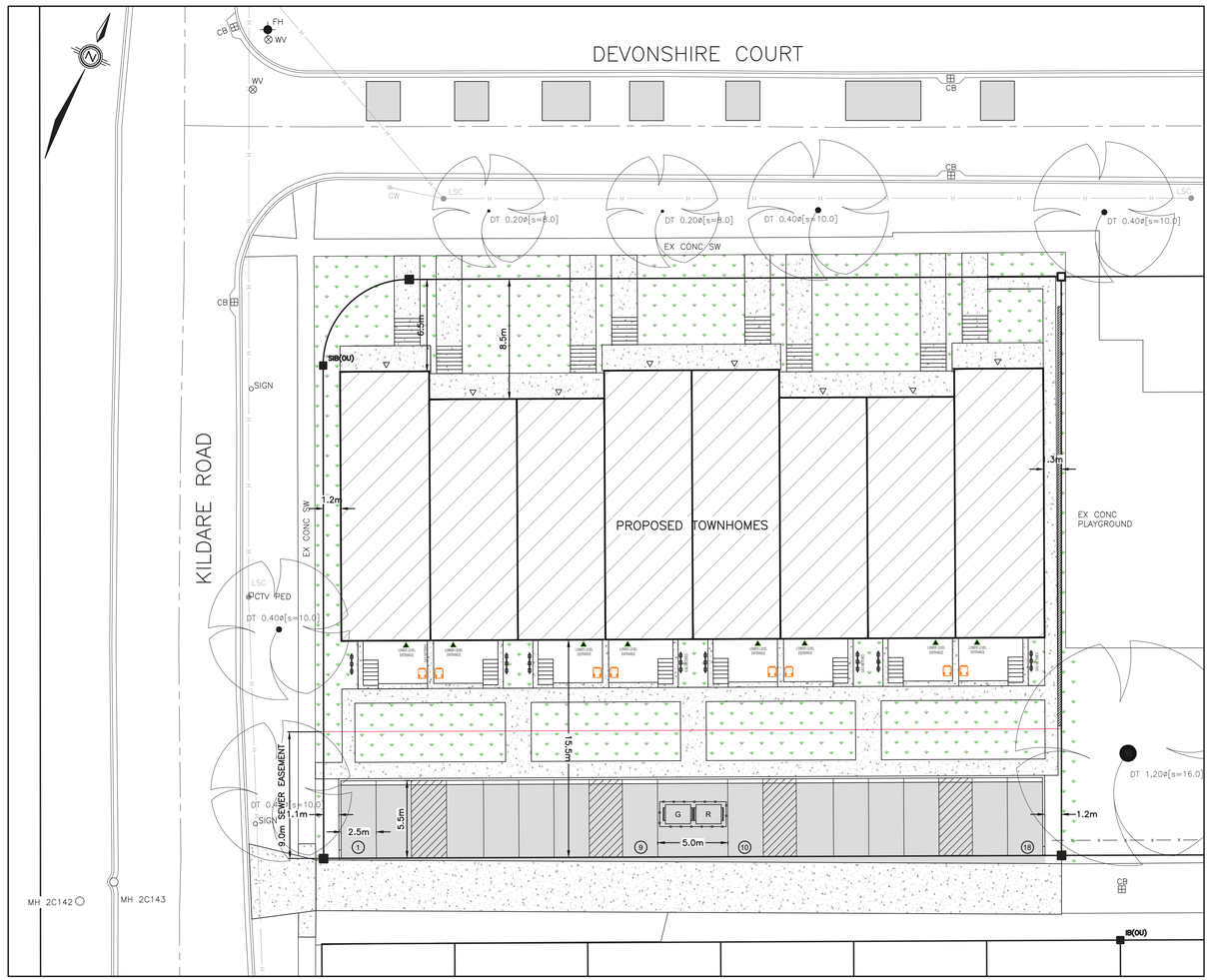
PROJECT NO. 26–1907

SHEET NO. 1

OF 4




## REMOVALS




## PROPOSED SITE PLAN

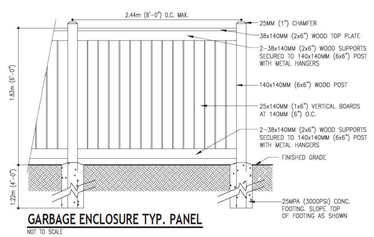
### REMOVALS LEGEND:

- – DENOTES ASPHALT REMOVAL
- – DENOTES CONCRETE REMOVAL
- – DENOTES CURB REMOVAL

**ADJ** – ADJUST **RL** – RELOCATE
**R** – REMOVE **RLO** – RELOCATE BY OTHERS

### PROPOSED SITE PLAN LEGEND:

- – DENOTES PROPOSED TOWNHOMES
- – DENOTES PROPOSED CONCRETE
- – DENOTES PROPOSED ASPHALT
- – DENOTES PROPOSED GRASSED AREA




**GARBAGE ENCLOSURE TYP. PANEL**
NOT TO SCALE

## GENERAL NOTES

1. THIS DRAWING IS BY NO MEANS A LEGAL SURVEY AND SHALL NOT BE USED FOR LAYOUT OF WORKS WITHOUT CONFIRMATION OF ALL DIMENSIONS BY CONTRACTOR AND COORDINATION WITH LEGAL SURVEY BY SAME.
2. PERFORM ALL WORK TO CITY OF WINDSOR STANDARDS AND OBTAIN ALL PERMITS.
3. RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY TO CITY OF WINDSOR STANDARDS.
4. CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER: THE ENGINEER SHALL NOT BE HELD LIABLE FOR MISSING OR INACCURATE UTILITY INFORMATION.
5. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND LAYOUT WITH THE MOST RECENT APPROVED DRAWINGS.
6. ALL REMOVALS AND EXCESS EXCAVATED MATERIALS TO BE DISPOSED OF OFF–SITE.

LICENSED PROFESSIONAL ENGINEER
M. M. HORMAZ
100530248
17 NOV. 2026
PROVINCE OF ONTARIO

RC SPENCER ASSOCIATES INC.
Consulting Engineers
**Tecumseh:** 1610 Sylvestre Dr. - Tecumseh, ON N9K 0B9
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| CHECKED | M.M.H. |
| DRAWN | M.R.B. |
| CHECKED | M.M.H. |
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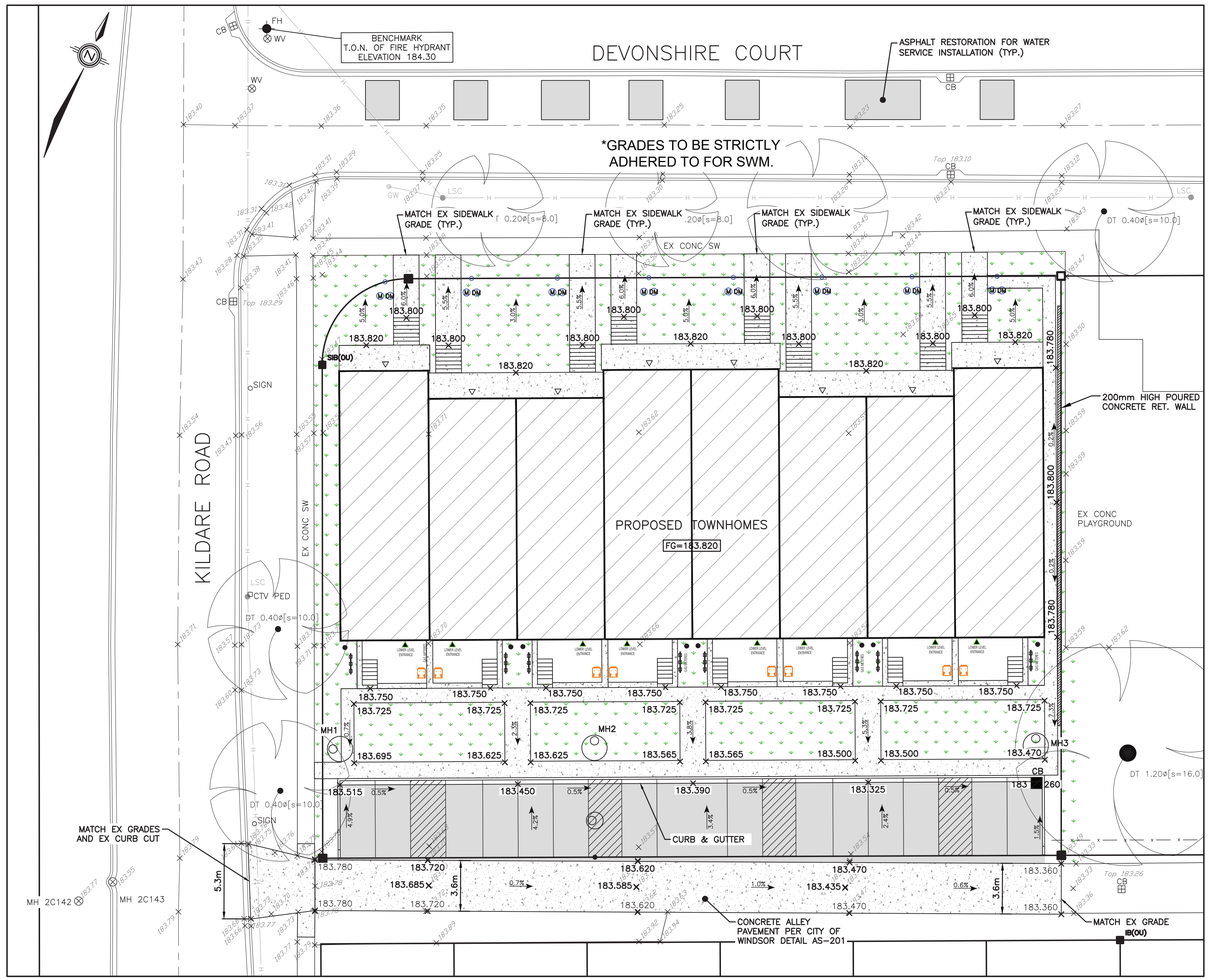
| SCALE | 1:200 |

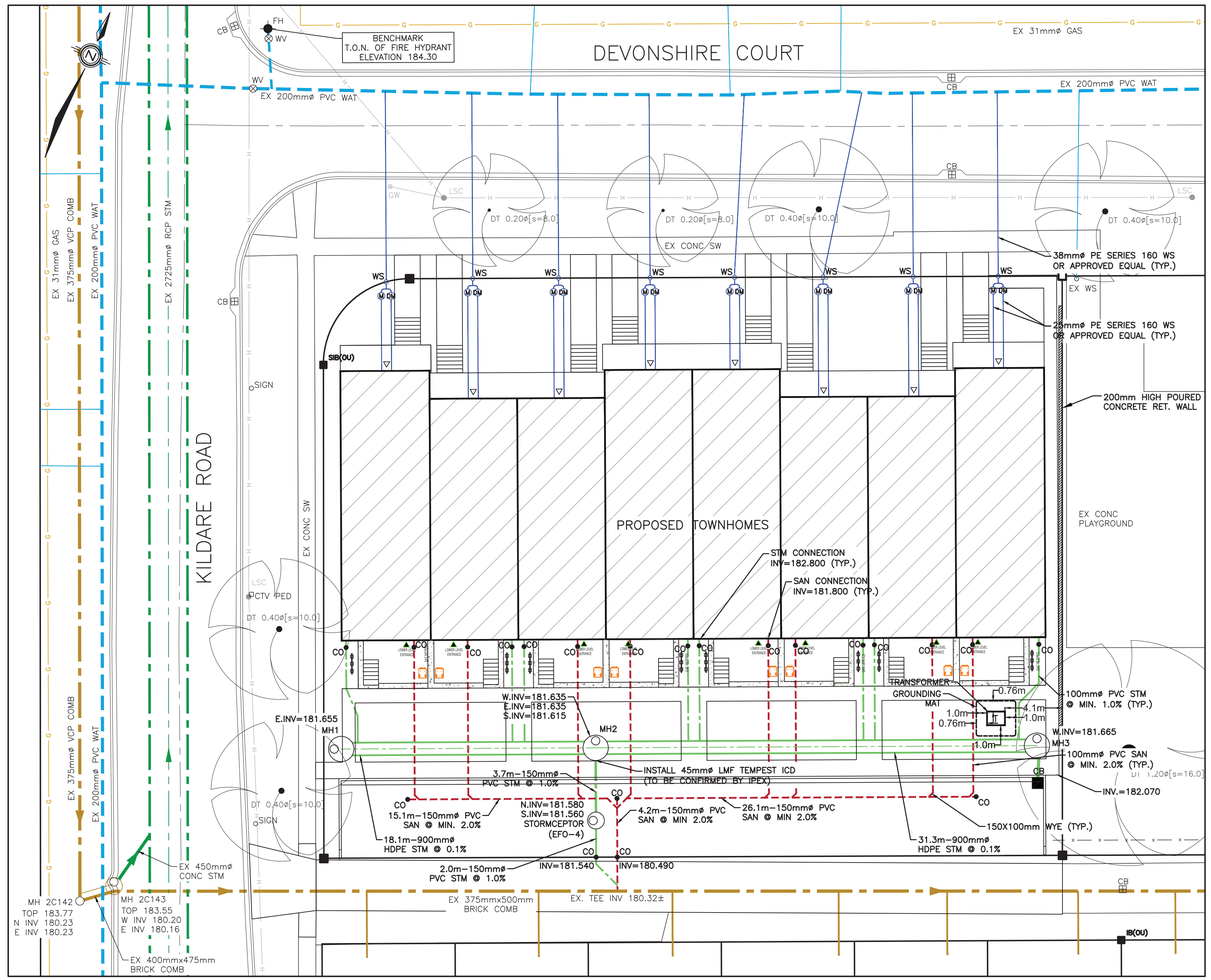
DEVONSHIRE COURT/KILDARE ROAD TOWNHOME DEVELOPMENT

# REMOVALS & PROPOSED SITE PLAN

PROJECT NO. 26–1907
SHEET NO. 2
OF 4

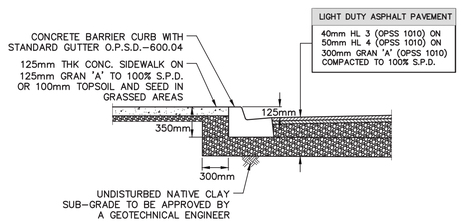



## PAVING AND GRADING




## SITE SERVICES

∗TO BE CONFIRMED BY SOILS REPORT




## PAVEMENT COMPOSITION

N.T.S.

## PAVING AND GRADING NOTES

1. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES.
2. ALL GRADES REPRESENT FINISHED PAVEMENT SURFACE.
3. REFER TO PAVEMENT COMPOSITION DETAIL FOR PARKING LOT STRUCTURE.
4. CONCRETE ALLEY PAVEMENT AS PER CITY OF WINDSOR DETAIL AS-201.
5. DRIVEWAY APPROACH AS PER CITY OF WINDSOR DETAIL AS-221.
6. SIDEWALK REPLACEMENT AS PER CITY OF WINDSOR DETAIL AS-401.
7. DISTURBED BOULEVARD AREAS TO BE FINISHED WITH 150mm TOPSOIL AND SOD.
8. 184.45 DENOTES PROPOSED GRADES.
9. $\times^{184.50}$ DENOTES EXISTING GROUND ELEVATION.
10. ■ DENOTES PROPOSED CATCHBASIN.
11. ● DENOTES PROPOSED SUMP PIT CATCHBASIN.
12. ● DENOTES PROPOSED MANHOLE.
13. 1.0% ➤ DENOTES CROSSFALL IN PARKING LOT.
14. ▷ DENOTES MAN DOOR.
15. (M) WATER METER. (DM) DUAL WATER METER

## SITE SERVICING NOTES

1. CONTRACTOR TO SECURE ALL PERMITS AND PAY FOR ALL RELATED FEES.
2. CONTRACTOR TO PROTECT AND SUPPORT ALL EXISTING UNDERGROUND UTILITIES WHERE REQUIRED.
3. BACKFILL FOR ALL TRENCHES (SEWER, WATERMAIN, ETC.) SHALL BE ACCORDING TO THE CITY OF WINDSOR TRENCH BACKFILL GUIDELINES.
4. STORM MANHOLES TO BE 1800mmø PRECAST CONCRETE WITH 300mm DEEP SUMP AS PER OPSD 701.012 UNLESS NOTED OTHERWISE.
5. WATER QUALITY UNIT TO BE STORMCEPTOR MODEL EFO-4. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
6. CATCHBASINS TO BE 600x600mm PRECAST CONCRETE WITH 600mm DEEP SUMP AS PER OPSD 705.010.
7. CATCHBASIN LEADS TO BE 200mmø PVC @ MIN. 1.0% UNLESS NOTED OTHERWISE.
8. LOCATION, SIZE AND DEPTH OF BUILDING SERVICES TO BE CONFIRMED BY ARCHITECT AND OWNER.
9. CLEANOUT AT PROPERTY LINE AS PER CITY OF WINDSOR DETAIL AS-325.
10. CLEANOUTS LOCATED IN PAVEMENT TO BE STEEL CAP.
11. ALL WATER SERVICE INSTALLATION AND APPURTENANCES AS PER WINDSOR UTILITIES SPECIFICATIONS.
12. WATER SERVICES TO BE TAPPED AT THE MAIN AND DIRECTIONAL DRILLED.
13. WATER SERVICES TO HAVE MINIMUM 1.5m COVER.
14. THE HORIZONTAL SEPARATION BETWEEN WATERMAIN/SERVICE AND ANY SEWERS SHALL BE A MINIMUM OF 2.4m WHERE APPLICABLE. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF 0.5m IF THE WATER SERVICE IS BELOW THE SEWER AND 0.15m IF THE WATER SERVICE IS ABOVE THE SEWER.
15. DOWNSPOUTS FOR ROOF DRAINAGE SHALL BE SPLASH PADDED (NO CONNECTION TO STORM SEWERS).

LICENSED PROFESSIONAL ENGINEER
M. M. HORMAZ
100530248
17 NOV. 2026
PROVINCE OF ONTARIO

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Consulting Engineers
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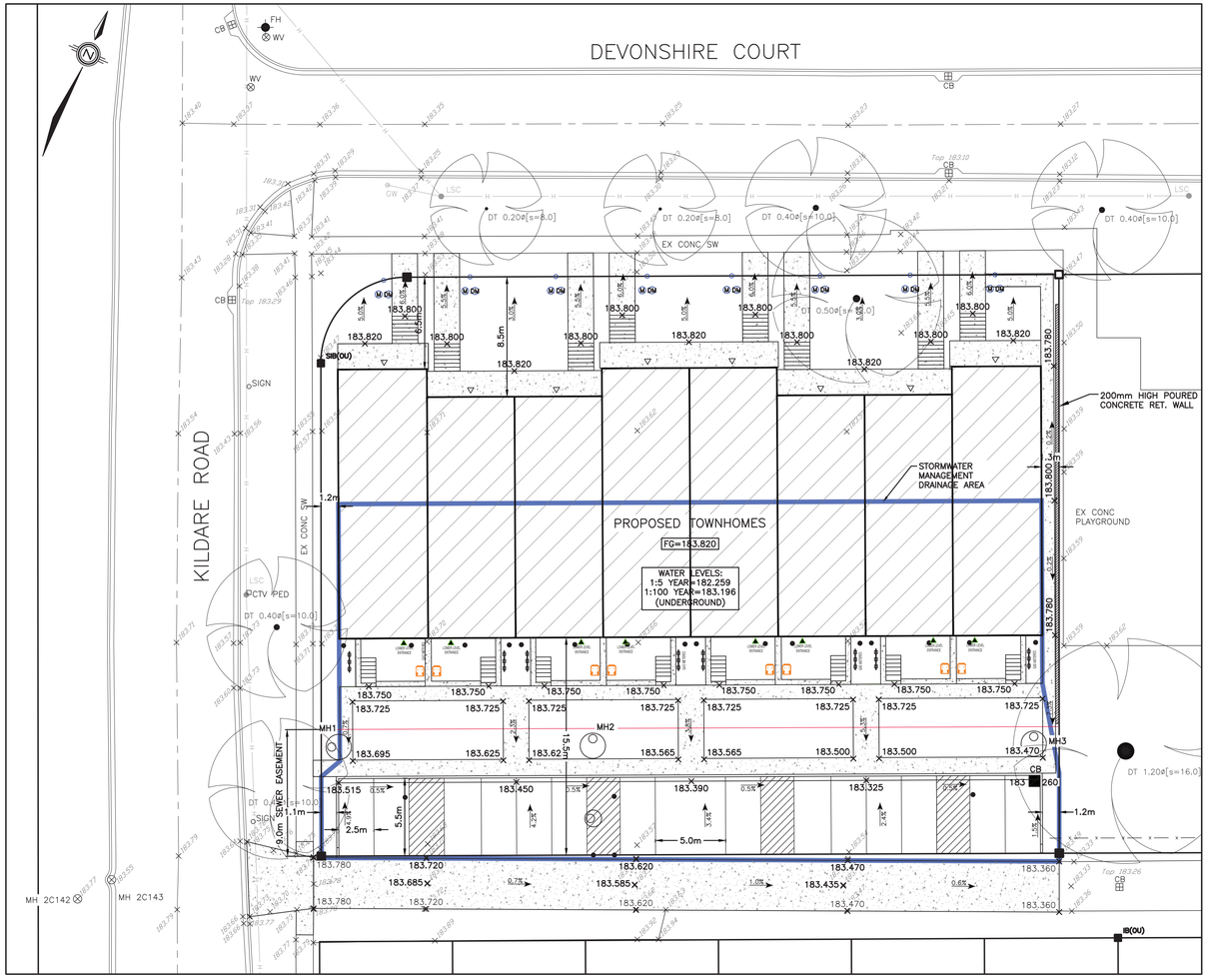
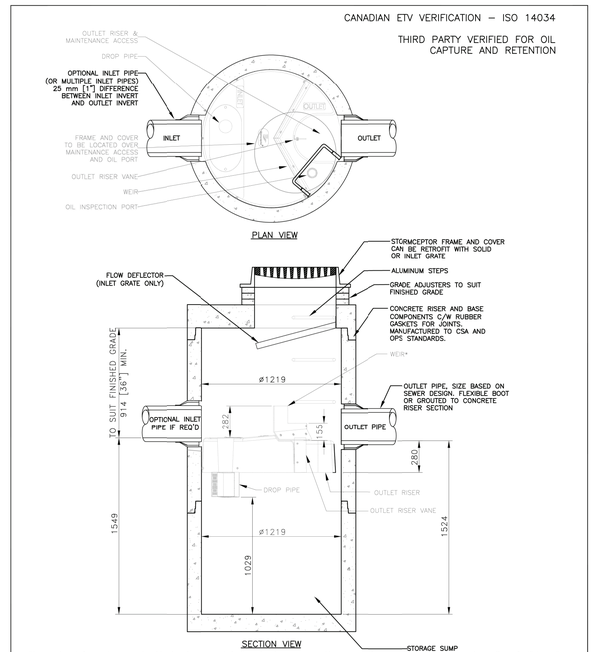
DEVONSHIRE COURT/KILDARE ROAD TOWNHOME DEVELOPMENT

# PAVING AND GRADING & SITE SERVICES

PROJECT NO. 26-1907
SHEET NO. 3 OF 4




STORM STORAGE




WATER QUALITY UNIT

LICENSED PROFESSIONAL ENGINEER
M. M. HORMIZ
100530248
17 NOV. 2026
PROVINCE OF ONTARIO

RC SPENCER ASSOCIATES INC.
Consulting Engineers
Tecumseh: 1610 Sylvestre Dr. - Tecumseh, ON N9K 0B9
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DEVONSHIRE COURT/KILDARE ROAD TOWNHOME DEVELOPMENT

STORM STORAGE

PROJECT NO. 26–1907

SHEET NO. 4 OF 4

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND | WIT | DENOTES | WITNESS |
| □ | DENOTES | SURVEY MONUMENT SET | M | DENOTES | MEASURED |
| SIB | DENOTES | STANDARD IRON BAR | S | DENOTES | SET |
| SSIB | DENOTES | SHORT STANDARD IRON BAR | ⊥ | DENOTES | PERPENDICULAR |
| IB | DENOTES | IRON BAR | OU | DENOTES | ORIGIN UNKNOWN |
| IBø | DENOTES | ROUND IRON BAR | ORP | DENOTES | OBSERVED REFERENCE POINT |
| PB | DENOTES | PLASTIC BAR | | | |
| CC | DENOTES | CUT-CROSS | | | |
| CP | DENOTES | CONCRETE PIN | | | |
| PL | DENOTES | PART LIMIT WITHIN DEMISING WALL | | | |
| (D) | DENOTES | DEED | | | |
| (P) | DENOTES | REGISTERED PLAN 684 | | | |
| (P1) | DENOTES | PLAN 12R-27198 | | | |
| (JDB) | DENOTES | J.D. BARNES LIMITED | | | |
| (1744) | DENOTES | VERHAEGEN LAND SURVEYORS, O.L.S. | | | |
| (1201) | DENOTES | CLARKE SURVEYORS INC., O.L.S. | | | |
| (KVL) | DENOTES | VERHAEGEN AND BEZAIRE LIMITED, O.L.S. | | | |

### SCHEDULE

| PART | LOT | PLAN | P.I.N. |
|---|---|---|---|
| 1 | PART OF LOT 87 | REGISTERED PLAN 684 | ALL OF 01131-0959 |
| 2 | PART OF LOTS 86 and 87 | | |
| 3 | PART OF LOT 86 | | |
| 4 | PART OF LOT 87 | | |
| 5 | PART OF LOTS 86 and 87 | | |
| 6 | PART OF LOT 86 | | |
| 7 | PART OF LOT 87 | | |
| 8 | PART OF LOTS 86 and 87 | | |
| 9 | PART OF LOT 86 | | |

### SCHEDULE

| PART | LOT | PLAN | P.I.N. |
|---|---|---|---|
| 10 | PART OF LOT 86 | REGISTERED PLAN 684 | PART OF 01131-0967 |
| 11 | | | |
| 12 | PART OF LOT 85 | | |
| 13 | | | |
| 14 | PART OF LOT 86 | | |
| 15 | | | |
| 16 | PART OF LOT 85 | | |
| 17 | | | |
| 18 | PART OF LOT 86 | | |

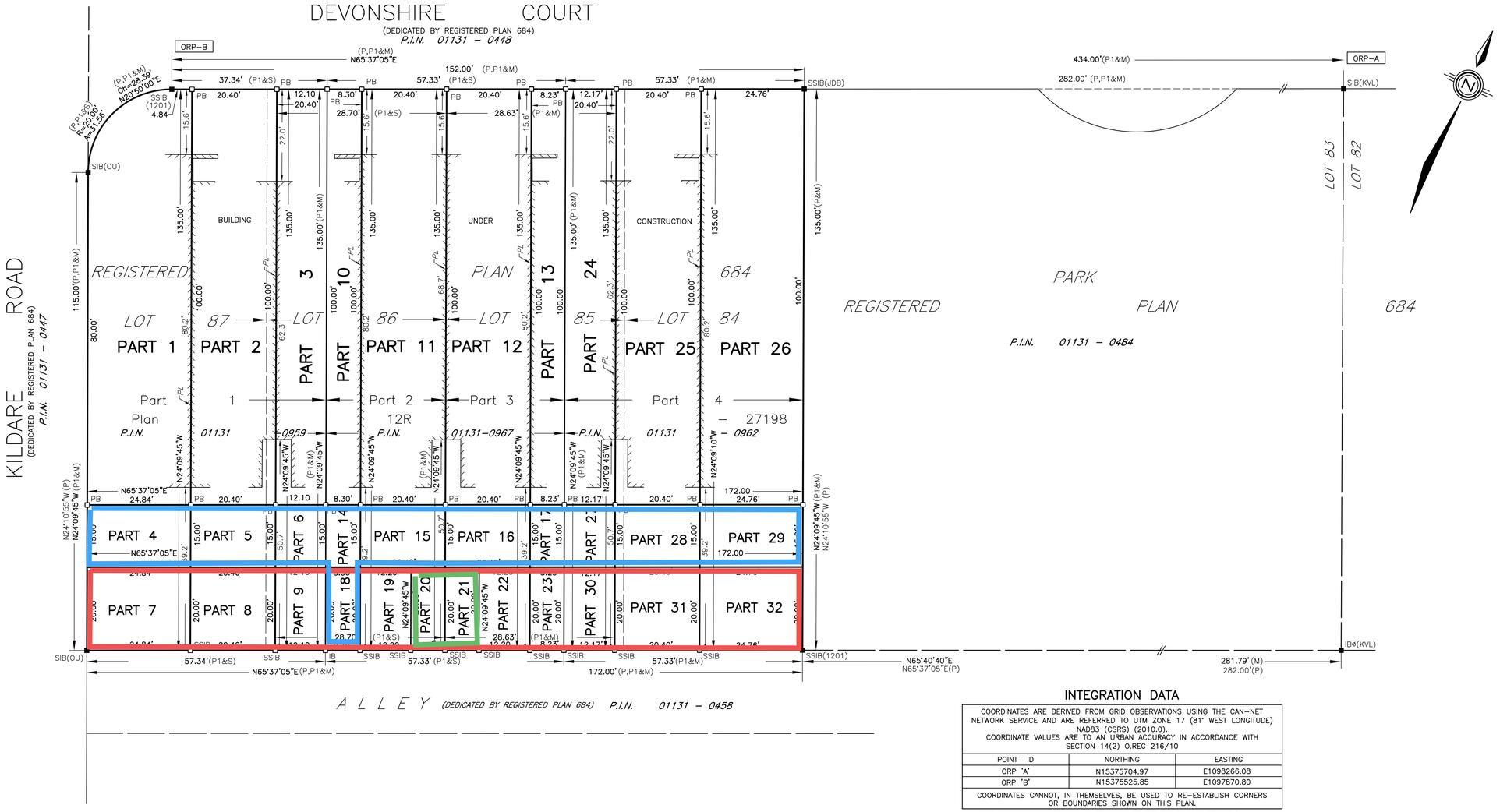
### SCHEDULE

| PART | LOT | PLAN | P.I.N. |
|---|---|---|---|
| 19 | PART OF LOT 86 | REGISTERED PLAN 684 | PART OF 01131-0967 |
| 20 | | | |
| 21 | PART OF LOT 85 | | |
| 22 | | | |
| 23 | | | |

PARTS 10 to 23 (inclusive) COMPRISE ALL OF P.I.N. 01131-0967

### SCHEDULE

| PART | LOT | PLAN | P.I.N. |
|---|---|---|---|
| 24 | PART OF LOT 85 | REGISTERED PLAN 684 | ALL OF 01131-0962 |
| 25 | PART OF LOTS 84 and 85 | | |
| 26 | PART OF LOT 84 | | |
| 27 | PART OF LOT 85 | | |
| 28 | PART OF LOTS 84 and 85 | | |
| 29 | PART OF LOT 84 | | |
| 30 | PART OF LOT 85 | | |
| 31 | PART OF LOTS 84 and 85 | | |
| 32 | PART OF LOT 84 | | |




# PLAN OF SURVEY
OF
# LOTS 84 to 87 (inclusive)
# REGISTERED PLAN 684
IN THE
# CITY OF WINDSOR
# COUNTY OF ESSEX, ONTARIO

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

SCALE : 1"=15'

0 7.5 15.0 30.0 45.0 FEET 75.0

THE INTENDED PLOT SIZE OF THIS PLAN IS 32 INCHES IN WIDTH BY 18 INCHES IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'

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

## 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 0.999913.

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:

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 th DAY OF **NOVEMBER, 2026.**

DATE NOVEMBER 18, 2026

Roy Simone

ROY SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-141724

## 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' | N15375704.97 | E1098266.08 |
| ORP 'B' | N15375525.85 | E1097870.80 |

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

FOR BEARING COMPARISON, A ROTATION OF 02° 06' 05" (CLOCKWISE) WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.


VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
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| DRAWN BY: | CHECKED BY: | REFERENCE NO.: |
|---|---|---|
| D.J. | RAS | 26-47-403-00 |
| CAD Date: November 18, 2026 4:23 PM<br>CAD File: 26-47-403-00.dwg | | E-684-8 |