

# COMMITTEE OF ADJUSTMENT

APPLICANT : 1433310 ONTARIO LTD

ADDRESS : 2198 DAYTONA AVENUE

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

## Notice of Public Hearing – Committee of Adjustment Application

File # B-023/26 - 2198 DAYTONA 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 997; LOTS 154 & 155 & PT CLOSED ALLEY' RP 12R26351; PARTS 1; 12 & 23

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.2 (RD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> 1433310 ONTARIO LTD</p> <p><b>Applicant Name:</b> Gilbert Iyamuremye</p>		2198 DAYTONA AVE

## PURPOSE OF APPLICATION

**Consent (Severance)** - Consent to create a new lot. Semi-detached dwelling under construction requesting consent to sever along the common wall.

**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.

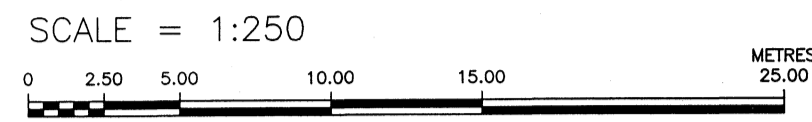


**Contact Information:**

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)

PLAN OF SURVEY  
OF  
LOTS 139 to 155(inclusive)  
PART OF LOT 138  
PART OF ALLEY (CLOSED BY INST. No. R1390725)  
REGISTERED PLAN 997  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.



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

PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA m <sup>2</sup>	PART	LOT	CON/PLAN	P.I.N.	AREA m <sup>2</sup>	PART	LOT	CON/PLAN	P.I.N.	AREA m <sup>2</sup>	PART	LOT	CON/PLAN	P.I.N.	AREA m <sup>2</sup>
1	LOT 155 & PART OF LOT 154	REGISTERED PLAN 997	PART OF 01583-0037	557.0	9	LOT 143 & PART OF LOT 142	REGISTERED PLAN 997	PART OF 01583-0044	527.3	17	PART OF ALLEY (Closed by Inst. No. R1390725)	REGISTERED PLAN 997	PART OF 01583-2731	39.1	25	REGISTERED PLAN 997	PART OF 01583-0043	85.7	
2	PART OF LOT 153			557.0	10	LOT 140 & PART OF LOT 141			39.1	18				85.7					
3	LOT 152			557.0	11	LOT 139 & PART OF LOT 138			39.1	19				85.7					
4	LOT 151 & PART OF LOT 150			557.0	12	PART OF ALLEY (Closed by Inst. No. R1390725)			39.1	20				85.7					
5	PART OF LOTS 148 & 149			557.0	13				19.6	21				85.7					
6	PART OF LOT 148			557.0	14	ALL OF 01583-2729			19.6	22				85.7					
7	LOT 147 & PART OF LOT 146			557.0	15				39.1	23				85.7					
8	LOT 144 & PART OF LOT 145			557.0	16	32.6			24	PART OF LOT 154 & PART OF LOT 153				105.4					

THIS PLAN COMPRISES ALL OF P.I.N.'S 01583-0037, 01583-0043, 01583-0044, 01583-2729 AND PART OF P.I.N.'S 01583-2728 AND 01583-2731.

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

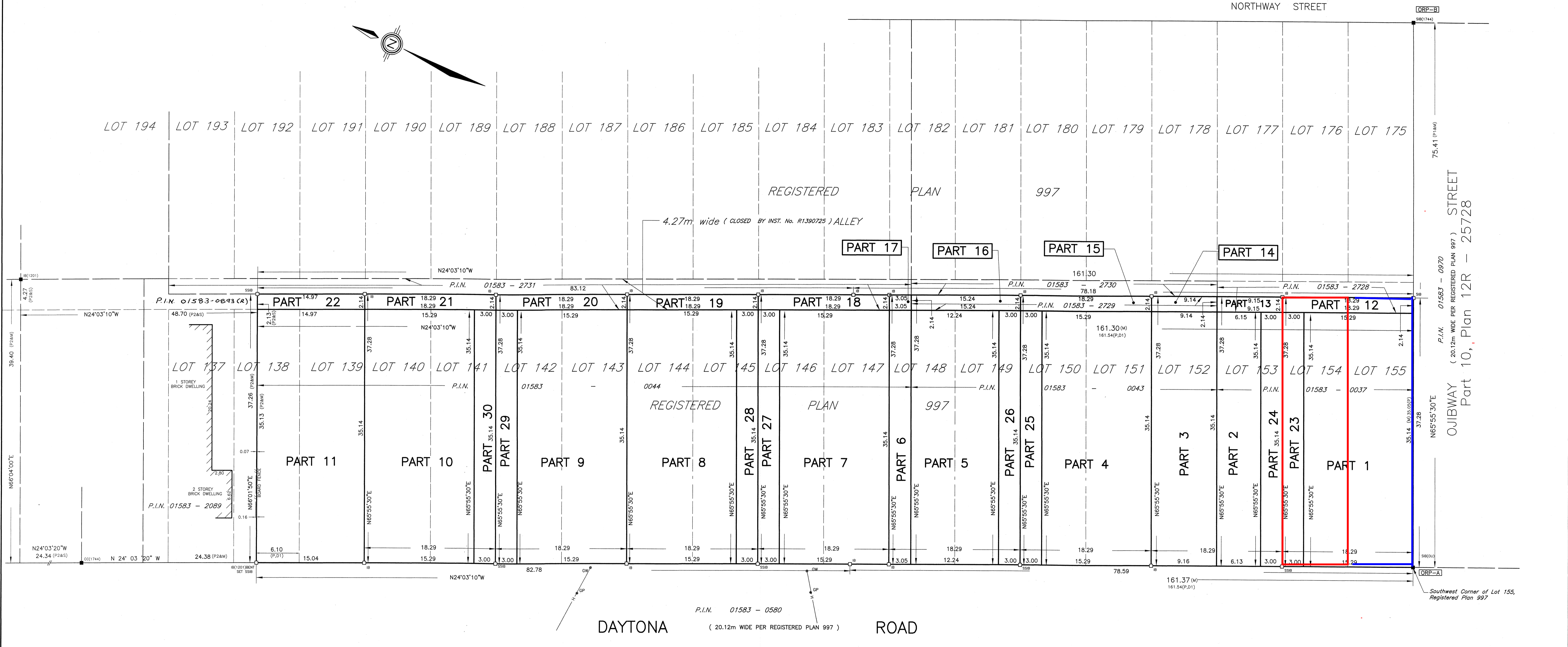
DATE OCTOBER 23, 2015

DATE 2015 OCT 27

ROY A. SIMONE  
ONTARIO LAND SURVEYOR

JAYNE PERRY  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PLAN 12R-26351  
RECEIVED AND DEPOSITED



INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4682523.856	E330971.194
ORP-B	N4682554.626	E331040.060

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

- LEGEND AND NOTES
- BEARINGS ARE UTM GPS DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992843
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
  - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
  - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
  - IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR
  - CC DENOTES CUT-CROSS
  - GP DENOTES 3mm X 30mm STEEL PIN
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET AND MARKED 1744
  - WT. DENOTES WITNESS
  - (S) DENOTES SET
  - (S/P) DENOTES SET PROPORTIONALLY
  - (P) DENOTES REGISTERED PLAN 997
  - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
  - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
  - ⊥ DENOTES PERPENDICULAR
  - (M) DENOTES MEASURED
  - (O) DENOTES DEED
  - GP DENOTES OBSERVED REFERENCE POINT
  - SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
  - (P) DENOTES SET PROPORTIONALLY
  - (O) DENOTES ORIGIN UNKNOWN
  - (P) DENOTES REGISTERED PLAN 997
  - (P1) DENOTES PLAN 12R-25728
  - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
  - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF OCTOBER, 2015

DATE OCTOBER 23, 2015

ROY A. SIMONE  
ONTARIO LAND SURVEYOR  
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

WINDSOR 475 Devonshire Road, Suite 200 N8Y 2L5 Ph: (519)258-1772 Fax: (519)258-1781

LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2375 Fax: (519)322-2875

ONTARIO LAND SURVEYORS www.oshbysurveys.com

DRAWN BY: NMG RAS CAD Date: June 30, 2015 10:27 AM  
CHECKED BY: RAS CAD File: 42737701.dwg

WORK ORDER: 4-27377 FILE NO.: E-997-13 PLAN FILE NO.: C-4107A