

COMMITTEE OF ADJUSTMENT

APPLICANT : 1433310 ONTARIO LTD

ADDRESS : 2174 DAYTONA AVENUE

 SUBJECT LANDS  SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # B-024/26 - 2174 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 148 & 149 & PT CLOSED ALLEY; RP 12R26351; PARTS 5; 6; 16; 17 & 26

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: 1433310 ONTARIO LTD</p> <p>Applicant Name: Gilbert Iyamuremye</p>		2174 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). 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

INTEGRATION DATA

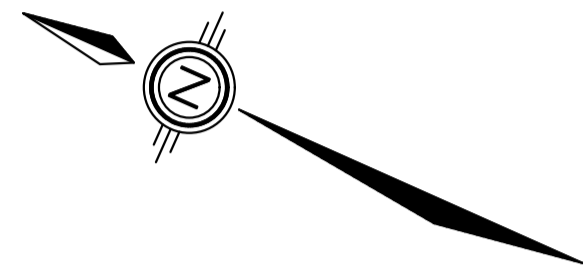
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4682523.86	E330971.19
ORP-B	N4682671.20	E330905.43

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

SCHEDULE				SCHEDULE				SCHEDULE			
PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.
1				15	ALL OF LOT 152		ALL OF 01583-2756	27			ALL OF 01583-2771
2	PART OF LOT 148		ALL OF 01583-2759	16				28			ALL OF 01583-2770
3				17				29			
4				18	ALL OF LOT 153		ALL OF 01583-2755	30	PART OF ALLEY	REGISTERED PLAN 997	ALL OF 01583-2769
5	ALL OF LOT 149		ALL OF 01583-2758	19				31			ALL OF 01583-2768
6				20				32			ALL OF 01583-2766
7	PART OF LOT 148	REGISTERED PLAN 997		21				33			ALL OF 01583-2765
8	PART OF LOT 148			22	ALL OF LOT 154			34			
9	PART OF LOT 150			23				35			
10	PART OF LOT 150			24							
11				25	ALL OF LOT 155		ALL OF 01583-2754				
12	ALL OF LOT 151		ALL OF 01583-2757	26							
13											
14	PART OF LOT 150										

PARTS 5, 6, 9 & 10 ARE SUBJECT TO AN EASEMENT AS IN CE690146.
PARTS 18, 19, 21 & 22 ARE SUBJECT TO AN EASEMENT AS IN CE690144.



PLAN OF SURVEY
OF
LOTS 148 to 155 (inclusive)
REGISTERED PLAN 997
PART OF ALLEY
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250

THE INTENDED PLOT SIZE OF THIS PLAN IS 817mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

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

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 0.999928

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.

ALL BEARINGS AND DISTANCES BETWEEN FOUND SURVEY MONUMENTS AGREE WITH PLAN 12R-26351 AND PLAN 12R-30241.

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - 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 CONCRETE PIN
 - WIT DENOTES WITNESS
 - J DENOTES PERPENDICULAR
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - PROP DENOTES PROPORTION
 - (N) DENOTES NOT IDENTIFIABLE
 - (OU) DENOTES ORIGIN UNKNOWN
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (P) DENOTES PLAN 12R-26351
 - (P1) DENOTES PLAN 12R-30241
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (1744) DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.
- N = NORTH; S = SOUTH; E = EAST; W = WEST

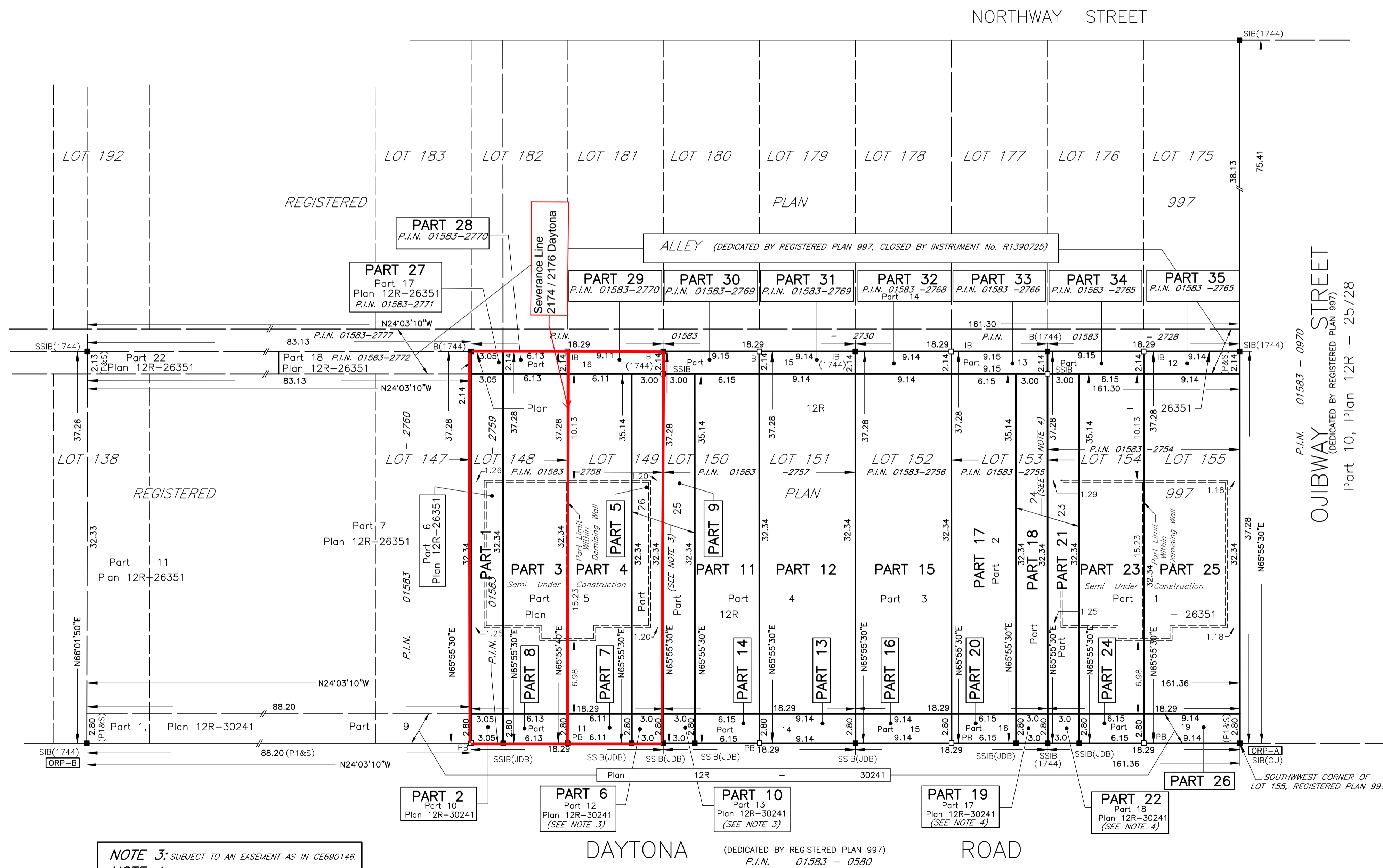
SURVEYOR'S CERTIFICATE

- 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 23rd DAY OF APRIL, 2026.

DATE APRIL 27th, 2026

Alec S. Mantha
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133233.



NOTE 3: SUBJECT TO AN EASEMENT AS IN CE690146.
NOTE 4: SUBJECT TO AN EASEMENT AS IN CE690144.

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

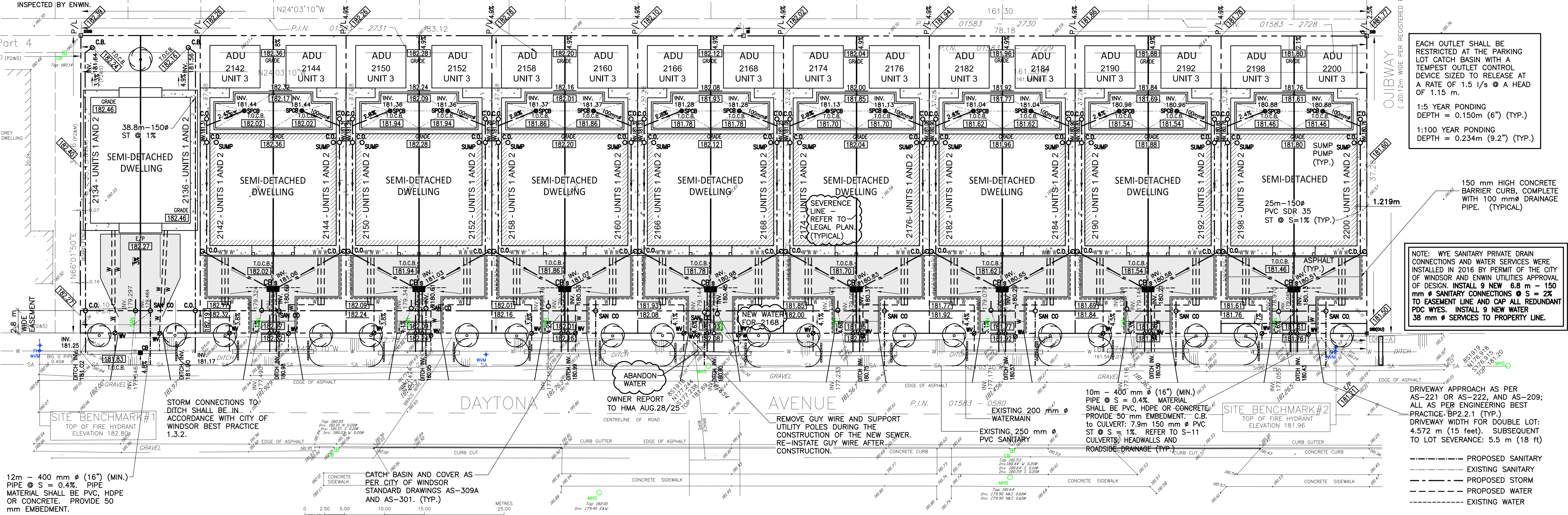
DRAWN BY: A.J.M./D.J.	CHECKED BY: A.M.	REFERENCE NO.: 25-47-401-03
CAD File: 25-47-401-03.dwg	E-997-14	CAD Date: April 27, 2026 2:11 PM

ENWIN UTILITIES LTD. NOTES:

- 2134 DAYTONA AVENUE IS BEING SEVERED INTO 2134 AND 2136 DAYTONA. THERE IS AN EXISTING 1.5" Ø WATER SERVICE ON 2136 DAYTONA AVENUE.
- A NEW 1.5" Ø WATER SERVICE TO BE TAPPED OFF THE 8" Ø PVC WATERMAIN IN THE EAST BOULEVARD FOR 2134 DAYTONA AVENUE.
- 3 WATER METERS FOR EACH SERVICE (FOR A TOTAL OF 6 METERS) ARE PROPOSED. METERS TO BE INSTALLED IN METER PITS NEAR THE PROPERTY LINE, LOCATED IN A GREEN SPACE AREA IF POSSIBLE.
- HAND-MADE METER PITS WILL NOT BE PERMITTED.
- WATER SERVICE TO BE MINIMUM 8 FEET AWAY FROM SEWER SERVICES, RUNNING PARALLEL TO THE WATER SERVICE.
- WATER TAP TO BE DONE BY AN ENWIN APPROVED CONTRACTOR AND INSPECTED BY ENWIN.

REGISTERED PLAN 997

4.27m wide (CLOSED BY INST. No. R1390725) ALLEY



EACH OUTLET SHALL BE RESTRICTED AT THE PARKING LOT CATCH BASIN WITH A TEMPEST OUTLET CONTROL DEVICE SIZED TO RELEASE AT A RATE OF 1.5 l/s @ A HEAD OF 1.15 m.

1:5 YEAR PONDING
DEPTH = 0.150m (6") (TYP.)

1:100 YEAR PONDING
DEPTH = 0.234m (9.2") (TYP.)

150 mm HIGH CONCRETE BARRIER CURB, COMPLETE WITH 100 mm Ø DRAINAGE PIPE. (TYPICAL)

NOTE: WYE SANITARY PRIVATE DRAIN CONNECTIONS AND WATER SERVICES WERE INSTALLED IN 2016 BY PERMIT OF THE CITY OF WINDSOR AND ENWIN UTILITIES APPROVAL OF DESIGN. INSTALL 9 NEW 6.8 m - 150 mm Ø SANITARY CONNECTIONS @ S = 2% TO EASEMENT LINE AND CAP ALL REDUNDANT PDC WYES. INSTALL 9 NEW WATER 38 mm Ø SERVICES TO PROPERTY LINE.

DRIVEWAY APPROACH AS PER AS-221 OR AS-222, AND AS-209; ALL AS PER ENGINEERING BEST PRACTICE-BP.2.1 (TYP.) DRIVEWAY WIDTH FOR DOUBLE LOT: 4.572 m (15 feet). SUBSEQUENT TO LOT SEVERANCE: 5.5 m (18 ft)

12m - 400 mm Ø (16") (MIN.) PIPE @ S = 0.4%
MATERIAL SHALL BE PVC, HDPE OR CONCRETE. PROVIDE 50 mm EMBEDMENT.

SERVICES WITHIN RIGHT-OF-WAY:

- 9 - 2 m - 40 mm Ø WATER SERVICES, COMPLETE WITH WATER VALVES
- 8 - 2.5 m - 150 mm Ø STORM CONNECTIONS, COMPLETE WITH CLEANOUTS
- 2 - 5.3 m - 150 mm Ø STORM CONNECTIONS, COMPLETE WITH CLEANOUTS
- 9 - 6.8 m - 150 mm Ø SANITARY CONNECTIONS, COMPLETE WITH CLEANOUTS

- CONSTRUCTION BY OWNER:**
- 1 - 12 m - 400 mm Ø CULVERT, CONNECTED TO EXISTING, COMPLETE WITH HEADWALL
 - 7 - 10 m - 400 mm Ø CULVERTS, COMPLETE WITH HEADWALLS
 - 1 - 9 m - 400 mm Ø CULVERT, CONNECTED TO EXISTING, COMPLETE WITH HEADWALL
 - 9 - CATCH BASINS ALONG NEW 400 mm Ø CULVERTS
 - 9 - DRIVEWAYS
 - 18 - TREES

GENERAL NOTES:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, PLUMBING CODE, ONTARIO REGULATION 815/84, AND CITY OF WINDSOR STANDARDS.
- ALL WORK INSIDE PROPERTY SHALL MEET THE REQUIREMENTS OF THE CITY OF WINDSOR BUILDING DEPARTMENT.
- ALL WORK OUTSIDE PROPERTY SHALL MEET THE REQUIREMENTS OF THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT.
- RESTORE ALL SURFACES TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL AND TO THE SATISFACTION OF THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT; AND THE OWNER AND/OR HIS REPRESENTATIVES.
- THE CONTRACTOR SHALL CONFIRM THE LOCATIONS AND INVERTS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL DAMAGES TO ANY UTILITY.
- ALL SEWERS SHALL BE PVC SDR 35 PIPE, UNLESS NOTED OTHERWISE.
- ALL SEWERS AND WATER SERVICES, NOT WITHIN THE CITY OF WINDSOR RIGHT-OF-WAY, UNDER THE PAVEMENT SHALL BE BACKFILLED WITH GRANULAR 'A' TO 100% S.P.M.D.D. AND WITH APPROVED NATIVE MATERIAL TO 95% S.P.M.D.D. ELSEWHERE.
- EXTEND BACKFILL FOR SEWERS CROSSING PAVEMENT TO 1'-6" (450mm) BEYOND FACE OF CURB.
- CLEAN-OUTS IN PAVED AREAS SHALL BE SURROUNDED IN 6" (150mm) CONCRETE. COVERS SHALL BE HEAVY DUTY METAL.
- PAVEMENT GRADES SHOWN ARE AT CATCH BASINS OR AT EDGE OF PAVEMENT.
- ANY FILL SHALL BE APPROVED NATIVE MATERIAL.
- THE CONTRACTOR SHALL DISPOSE OF REMOVED AND EXCESS MATERIAL OFF SITE IN A SUITABLE MANNER.
- ALL CATCHBASINS/MANHOLE CATCHBASINS SHALL BE EQUIPPED WITH 4" (100mm) DIA. SUBDRAIN WITH FILTER SOCK, INSTALLED IN FOUR DIRECTIONS EACH 10'-0" (3.0m) IN LENGTH, TRENCHED IN THE SUBGRADE.
- ALL PERFORATED PIPE SHALL BE CAPPED AT UPSTREAM END.
- THE ELEVATIONS OF ALL EXISTING UTILITY COVERS/APURTENANCES SHALL BE ADJUSTED TO MEET THE PROPOSED GRADES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: MANHOLES, CLEANOUTS, VALVES, ETC.
- THE CONTRACTOR SHALL SUBMIT A CERTIFICATE BY AN ONTARIO LAND SURVEYOR OR ENGINEER STATING THAT THE GRADES CONFORM TO THE ELEVATIONS SHOWN ON THE APPROVED DRAWINGS AT THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR, OBTAINING, SCHEDULING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS, FEES, ETC. TO PERFORM THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE TO SATISFY HIMSELF OF THE EXISTING SITE CONDITIONS.

THE FOLLOWING CITY OF WINDSOR STANDARD DRAWINGS/SPECIFICATIONS SHALL APPLY TO THIS CONTRACT:

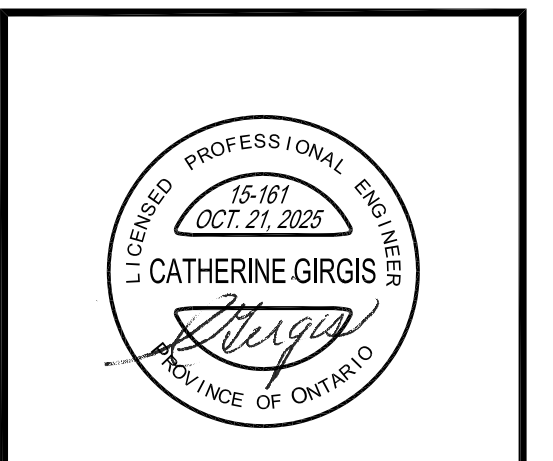
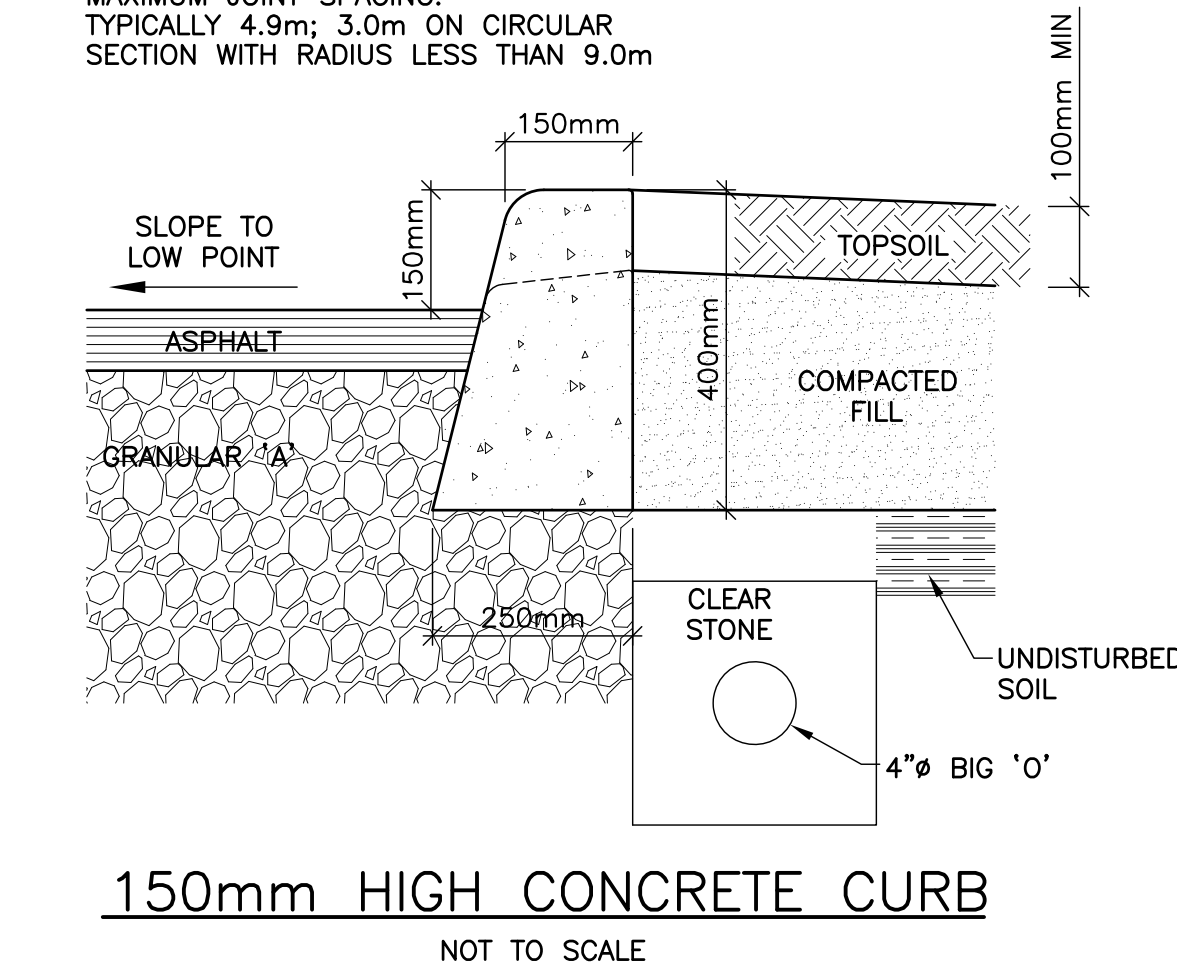
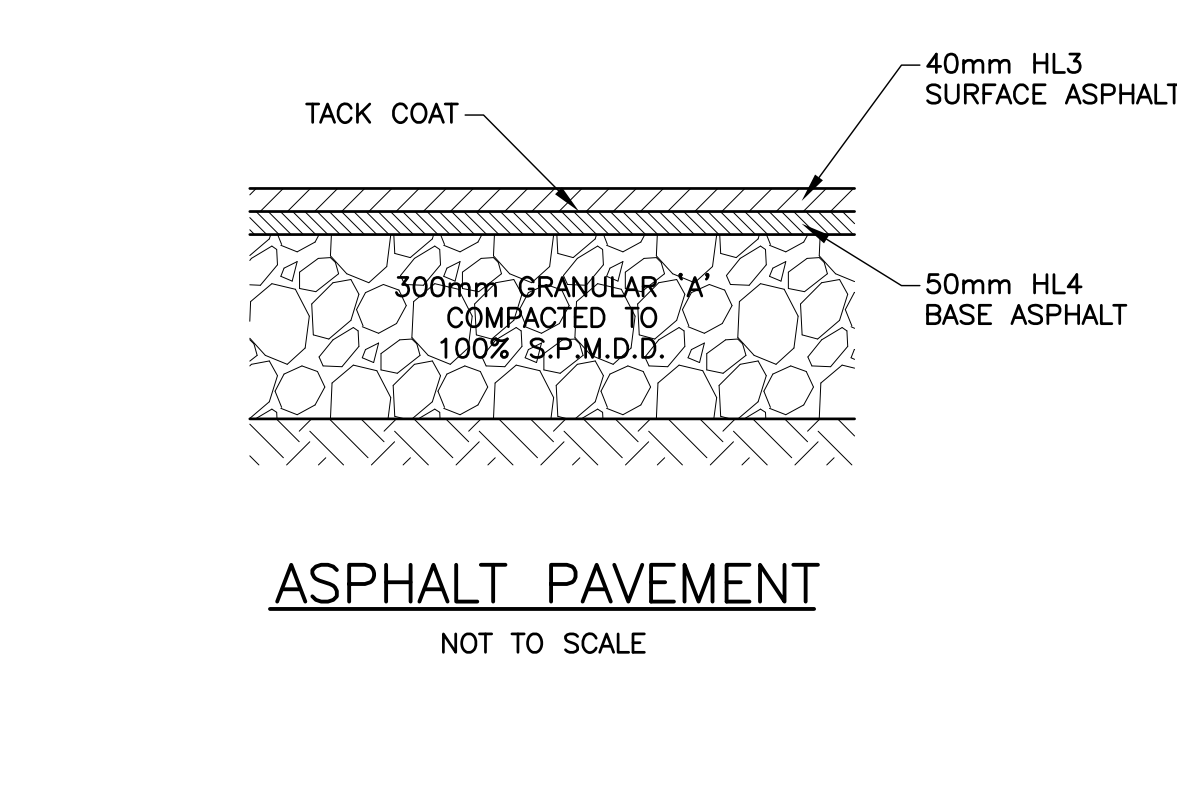
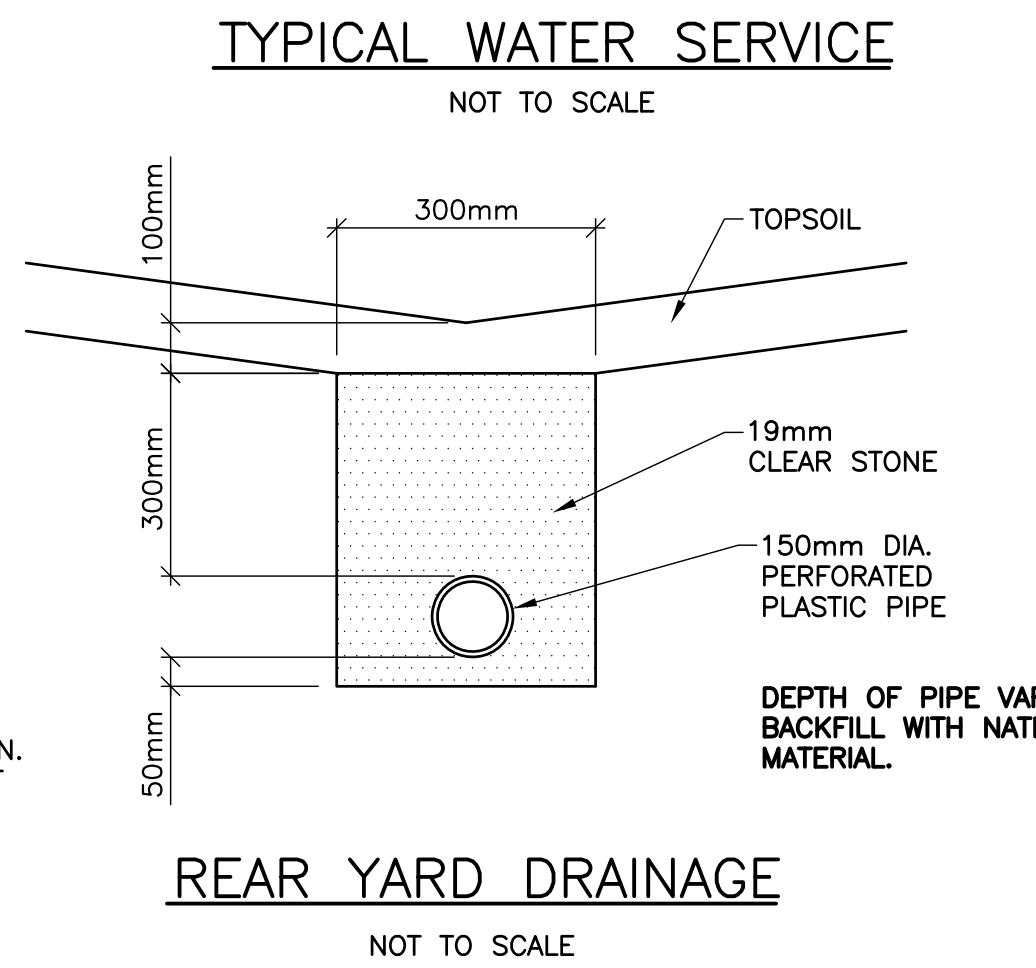
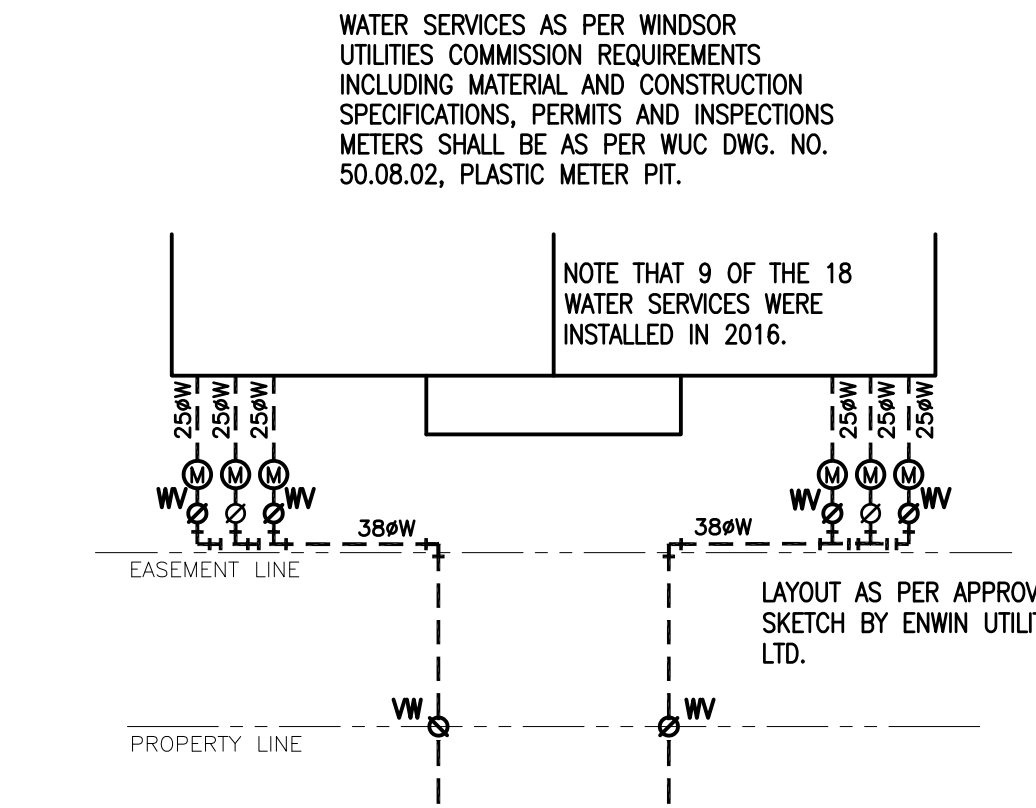
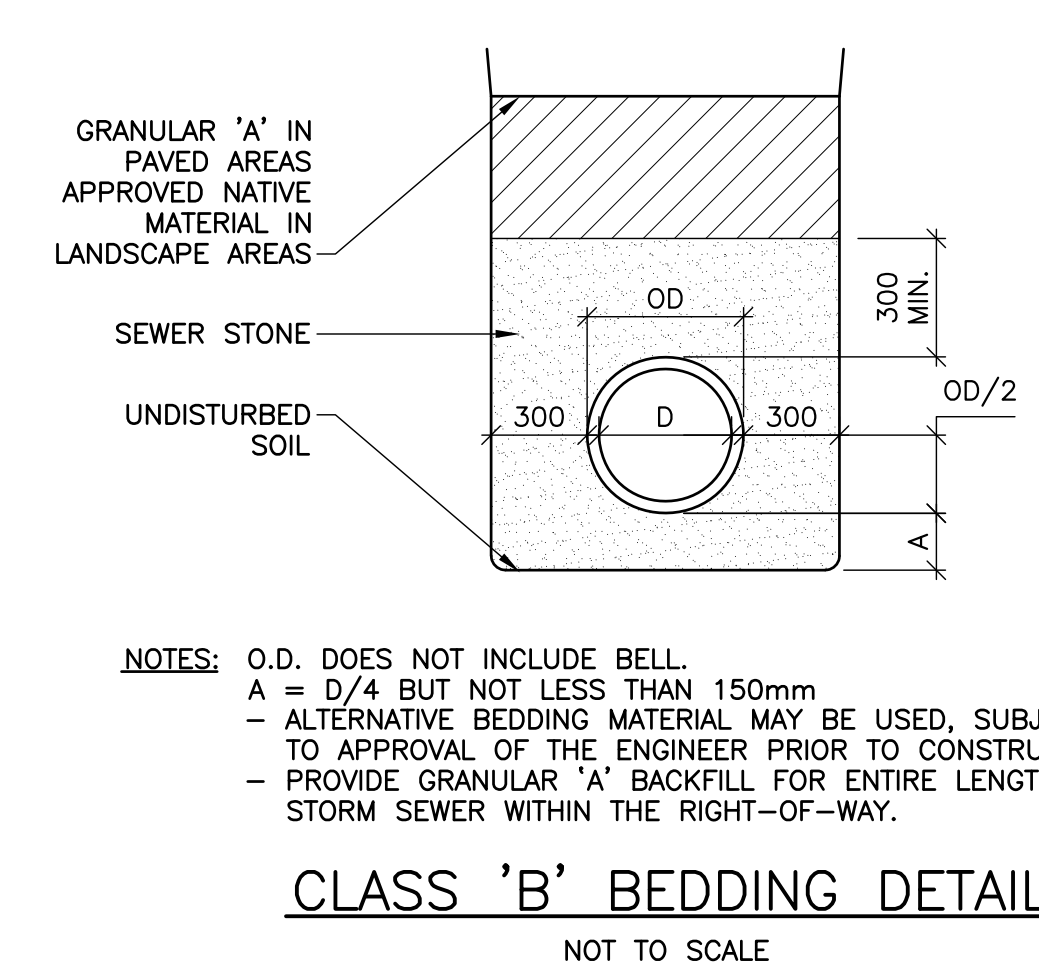
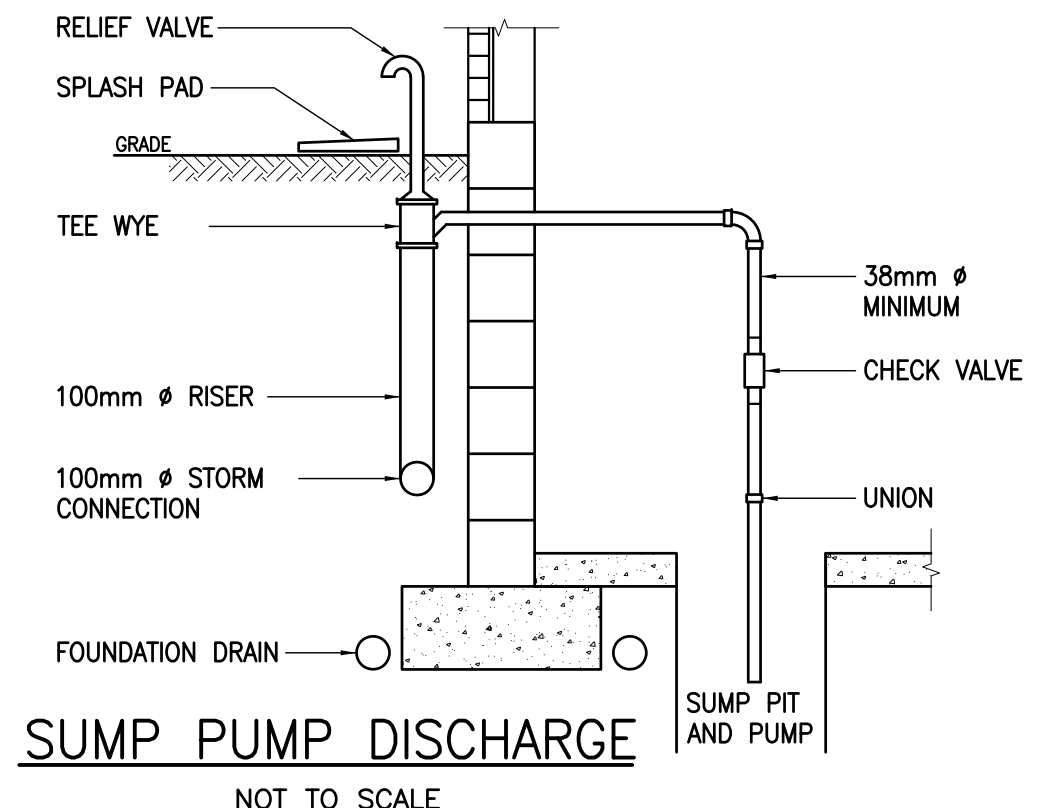
- 2'x2' PRECAST CONCRETE CATCH BASIN WITH T-Y TRAP AND CLEANOUT
- DRIVEWAY APPROACH ACROSS CULVERT (MAY 2024)
- BACKFILL OF DITCH/SWALE/TRENCH (MAY 2024)
- RESIDENTIAL DRIVE - ASPHALT (JANUARY 2024)
- RESIDENTIAL DRIVE - CONCRETE (MARCH 2024)
- 600MM X 600MM PRE-CAST CONCRETE CATCH BASIN (WITH GOSS GULLY TRAP) (MARCH 2024)
- PRIVATE DRAIN CONNECTION DETAILS (JUNE 2024)
- CLEANOUT AT PROPERTY LINE (JUNE 2024)
- STANDARD CLAY / BENTONITE PLUG DETAIL (SERVICE CONNECTION) (MAY 2003)
- Sewers (January, 1999)
- CULVERTS, HEADWALLS AND ROADSIDE DRAINAGE (MAY, 2017)

WATER SERVICE NOTES:

- ALL MATERIAL AND WORK SHALL BE IN ACCORDANCE WITH WINDSOR UTILITIES COMMISSION SPECIFICATIONS AND STANDARD DETAILS, AND OBTAIN ALL PERMITS.
- WATER SERVICES SHALL HAVE 5 FT. (1.5m) MINIMUM DEPTH OF COVER.
- 4" (100mm) TO 12" (300mm) WATERMAIN PIPING SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE CURRENT SPECIFICATION AWWA C-900, CLASS 150, DR 18, BLUE IN COLOUR.
- 1" (25mm) TO 2" (50mm) WATER SERVICES SHALL BE POLYETHYLENE (PE) PRESSURE TUBING CONFORMING TO THE CURRENT SPECIFICATION AWWA C-901 AND MUST HAVE STAMPED THEREON THE DESIGNATION "SERIES 160 POTABLE OD PIPE PE 2306 CSA CERTIFIED".
- ALL PLASTIC PIPE TO INCLUDE TRACER WIRE #12 AWG CONDUCTOR, SOLID WHITE, TWO FLAMELESS WIRE. SPLICES WILL BE ACCOMPLISHED USING "BURNDY" KS-90, 16-10 CONNECTORS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE WINDSOR UTILITIES COMMISSION REQUIREMENTS, INCLUDING ALL NECESSARY FITTINGS, FLUSHING AND TESTING.
- ALL EXISTING REDUNDANT SERVICES SHALL BE REMOVED UP TO AND ABANDONED AT THE PROPERTY LINE PER WINDSOR UTILITIES COMMISSION STANDARDS.
- THE CONTRACTOR SHALL SUPPLY THE NECESSARY TRAFFIC PLAN AND INSPECTION WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT AND THE WINDSOR UTILITIES COMMISSION.

SEDIMENT CONTROL MEASURES:

- THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
- AREA DISTURBED DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- ALL DE-WATERING SHALL BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
- THE CONTRACTOR SHALL PROTECT ALL CATCHBASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH FILTER CLOTH OR OTHER APPROVED METHOD.
- ALL SUMPS SHALL BE KEPT CLEAN DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PREVENT WIND-BLOWN DUST.
- STRAW BALES SHALL BE USED DURING CONSTRUCTION, AS REQUIRED.



APPROVED AS TO FORM, IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF HADDAD, MORGAN AND ASSOCIATES LTD. AS TO DESIGN AND SPECIFICATION.

CHIEF BUILDING OFFICIAL
THE CORPORATION OF THE CITY OF WINDSOR

APPROVED AS TO FORM, IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF HADDAD, MORGAN AND ASSOCIATES LTD. AS TO DESIGN AND SPECIFICATION.

DAVID SIMPSON
COMMISSIONER OF INFRASTRUCTURE SERVICES
THE CORPORATION OF THE CITY OF WINDSOR

DATE	REVISION	DESCRIPTION
MAY 14, 2024	SOVEREIGN NOTE - LOT 1174	
OCT 21, 2025	NOTE RE DRIVEWAY WIDTHS	
AUG 14, 2025	REVISED STORM PDC'S	
MAY 29, 2025		
APRIL 17, 2025	3 WATER SERVICES PER LOT	
APRIL 3, 2025	CITY OF WINDSOR APPROVAL	
MAY 2, 2023	PUBLIC WORKS APPROVAL	
SEPT 15, 2022	PUBLIC WORKS APPROVAL	
SEPT 13, 2022	SWM - PUBLIC WORKS	
JUN 16, 2021	SWM FOR SPC REVISION	
APR 15, 2016	SWM APPROVAL	
JAN 21, 2016	CONSTRUCTION	
JAN 15, 2016	REV. TO SERVICES	
DEC 4, 2015	ROAD RESTORATION REV.	
NOV 26, 2015	CONSTRUCTION	
SEPT 8, 2015	4- PLEX WATER DETAIL	
AUG 31, 2015	APPROVAL	
DATE	ISSUED FOR	

PROJECT :
MAPLE GROVE HOMES
DAYTONA AVENUE
RESIDENTIAL - 2025
2100 Block, Daytona Avenue
Windsor, Ontario

DWG. TITLE :
SITE SERVICES PLAN,
DETAILS AND NOTES
SANITARY, STORM
AND WATER

DATE	: AUGUST 4, 2015
SCALE	: AS NOTED
DESIGNED BY	: CG
DRAWN BY	: CG
CHECKED BY	: WD
APPROVED BY	: WD
PROJECT NO.	: 15-161

DWG. NO.
C-1