

Notice of Public Hearing – Committee of Adjustment Application

File # B-026/26 - 473 WYANDOTTE ST E

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 126 PT LOTS 4 5 6;& BLK 27;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use- Medium Profile Area	Commercial District 2.2 (CD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: VALLEY HOOD HOME DECOR INC. Applicant Name: JSM LAW		473 WYANDOTTE ST E

PURPOSE OF APPLICATION

Consent (Severance) - Validation of Title

Type of Consent Application Transaction: Validation of Title

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

May 11, 2026

The Committee of Adjustment
City of Windsor
350 City Hall Square West,
Suite 320
Windsor, Ontario
Canada
N9A 6S1

Re: **Property:** 473-475 Wyandotte St E, Windsor, ON N9A 3H8
PIN: 01167-0284
Our File: COMM35-2026

Please be advised that our office has been retained by the registered owner of the subject property, namely, Valley Hood Home Decor Inc.

Location:

The property is situated at address municipally known as 473-475 Wyandotte St E, Windsor, ON (Subject property). The adjoining property West of Subject Property is Municipally known as 461 Wyandotte St E, Windsor, ON (**'461'**) [PIN: 01167 – 0283 (LT)] and the adjoining property east and south of the subject property is municipally known as 493 Wyandotte St E, Windsor, ON (**'493'**) [PIN: 01167-0549 (LT)].

History:

The subject property and 493 were a single property until 1988. On March 7, 1988 the erstwhile property was severed into two different property being the subject property and 493. The severance was done pursuant to the instrument R1042147. Attached to the instrument R1042147 is a schedule, which provides that the consent under subsection 52 (21) of the Planning Act, 1983 was granted by The Committee of Adjustment on March 25, 1987 to sever the properties.

Subsequently, the properties were severed and a separate ownership was created for 493. Since then both the properties have been transferred numerous times. 493 is currently in the Land Titles system, however, the subject property remained as a non convert. The data retention report mentions that the issue is “*planning act contravention:pa consent not given when land was conveyed after 1967. see non-convert form for details*”.

PRESENT DAY:

Currently, both the adjoining PINS namely, 01167-0283 and 01167 – 0549 are in Land Titles System and no Planning Act contravention has been identified.

Valley Hood Home Decor Inc. currently owns both 461 and the subject property.

At this time we request The Committee of Adjustment to kindly issue a certificate of validation of titles and/or provide the requisite consent under the Planning Act to allow for conversion of the subject property from the Registry to the Land Titles system.

Should you require any further information, kindly contact our office at 905-499-9896 x 1900 or email us at info@jsmlaw.ca

Yours very truly,

JSM LAW



Jujhar Mangat

Barrister and Solicitor

jujhar@jsmlaw.ca

905-499-9896 ext. 1000

JM:bps