



COMMITTEE OF ADJUSTMENT

APPLICANT : SAMANA HOMES INC

ADDRESS : 2150 DAYTONA AVENUE

N.T.S.

 SUBJECT LANDS

 SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # B-049/26 - 2150 DAYTONA AVE

Date Mailed: October 28, 2026

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 997; LOTS 142 & 143 & PT CLOSED ALLEY; RP 12R26351; PARTS 9; 20 & 29

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SAMANA HOMES INC. Applicant Name: ALI GHANEM SAMANA HOMES		2150 DAYTONA AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to sever the subject property along the common interior wall that separates the dwelling units.

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.

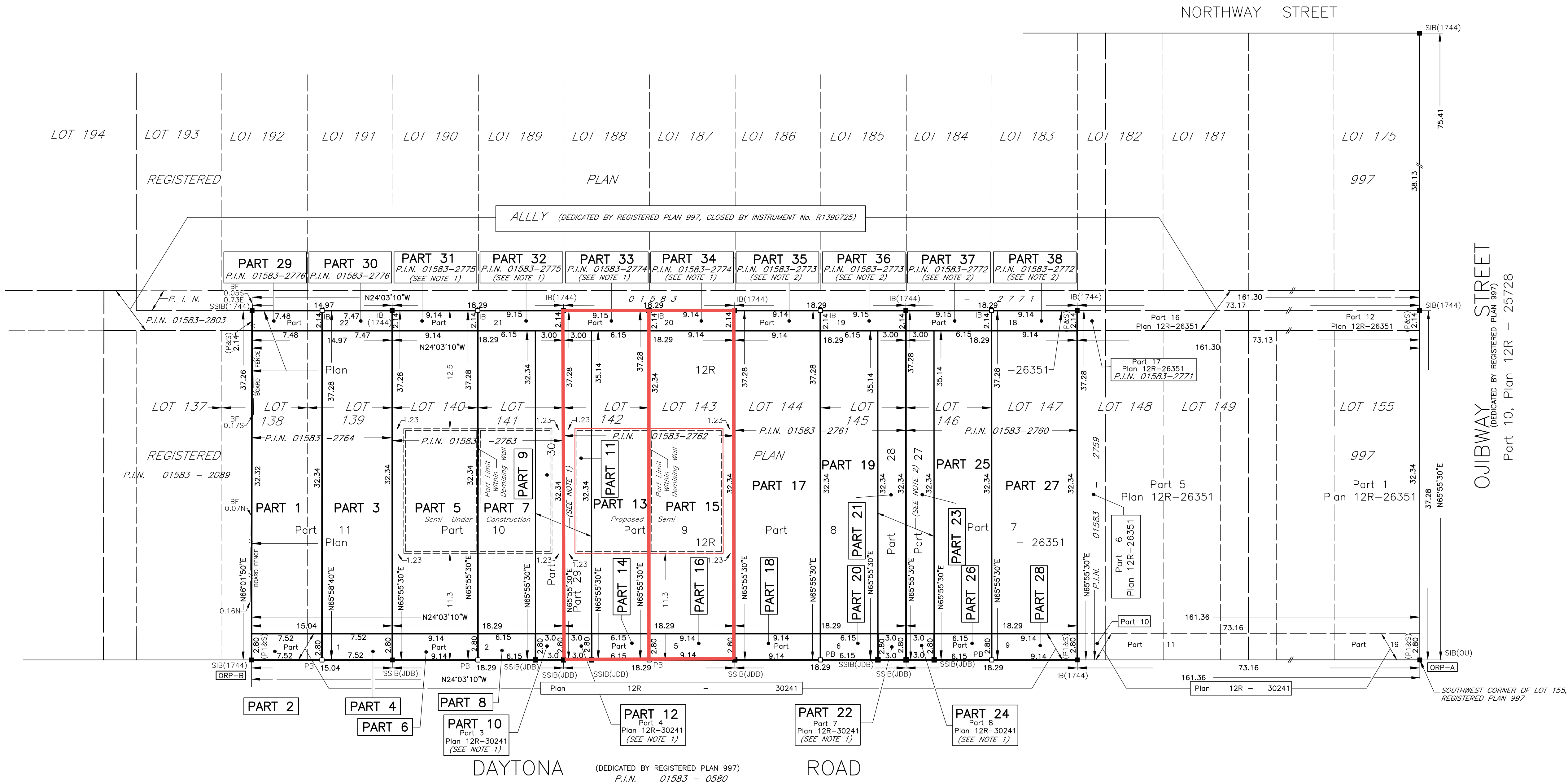


Contact Information:

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				SCHEDULE							
PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.				
1	PART OF LOTS 138 & 139	REGISTERED PLAN 997	ALL OF 01583-2764	11	PART OF LOT 142	REGISTERED PLAN 997	ALL OF 01583-2762	23	PART OF LOT 146	REGISTERED PLAN 997	ALL OF 01583-2760	31	PART OF ALLEY	REGISTERED PLAN 997	ALL OF 01583-2775				
2				12				24				32							
3				13				25				33							
4	PART OF LOT 139			14	PART OF LOT 147			26	34			ALL OF 01583-2774							
5			PART OF LOT 140	15				PART OF LOT 143	27		PART OF LOT 147				35	ALL OF 01583-2773			
6				16					28						36				
7	ALL OF 01583-2763			17	PART OF LOT 144				29			PART OF ALLEY			37		ALL OF 01583-2772		
8			18	30				38											
9			PART OF LOT 141	19	ALL OF 01583-2761	PART 9, 10, 11, 12, 31, 32, 33 AND 34 ARE SUBJECT TO AN EASEMENT AS IN CE690150. PART 21, 22, 23, 24 35, 36, 37 AND 38 ARE SUBJECT TO AN EASEMENT AS IN CE690148.													
10				20		PART OF LOT 145													
	21																		
	22																		



PLAN OF SURVEY
OF
PART OF LOTS 138 to 147 (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 915mm 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
SIB 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
WT DENOTES WITNESS
BF DENOTES BOARD FENCE
L DENOTES PERPENDICULAR
(N) DENOTES MEASURED
(S) DENOTES SET
PROP DENOTES PROPORTION
(NI) DENOTES NOT IDENTIFIABLE
(OU) DENOTES ORIGIN UNKNOWN
ORP DENOTES OBSERVED REFERENCE POINT
(P) DENOTES PLAN 12R-26351
(PI) DENOTES PLAN 12R-30241
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1744) DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC. O.L.S.
STE DENOTES SUBJECT TO AN EASEMENT

N = NORTH; S = SOUTH; E = EAST; W = WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

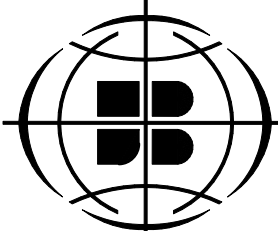
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE _____ DAY OF _____

DATE _____

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

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

 **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

SURVEYING
MAPPING
GIS

DRAWN BY: A.J.M./D.J. CHECKED BY: A.M. REFERENCE NO.: 25-47-401-00

FILE: 25-47-401-00 E-997-13 CAD Date: September 25, 2026 11:28 AM
CAD File: 25-47-401-01.dwg