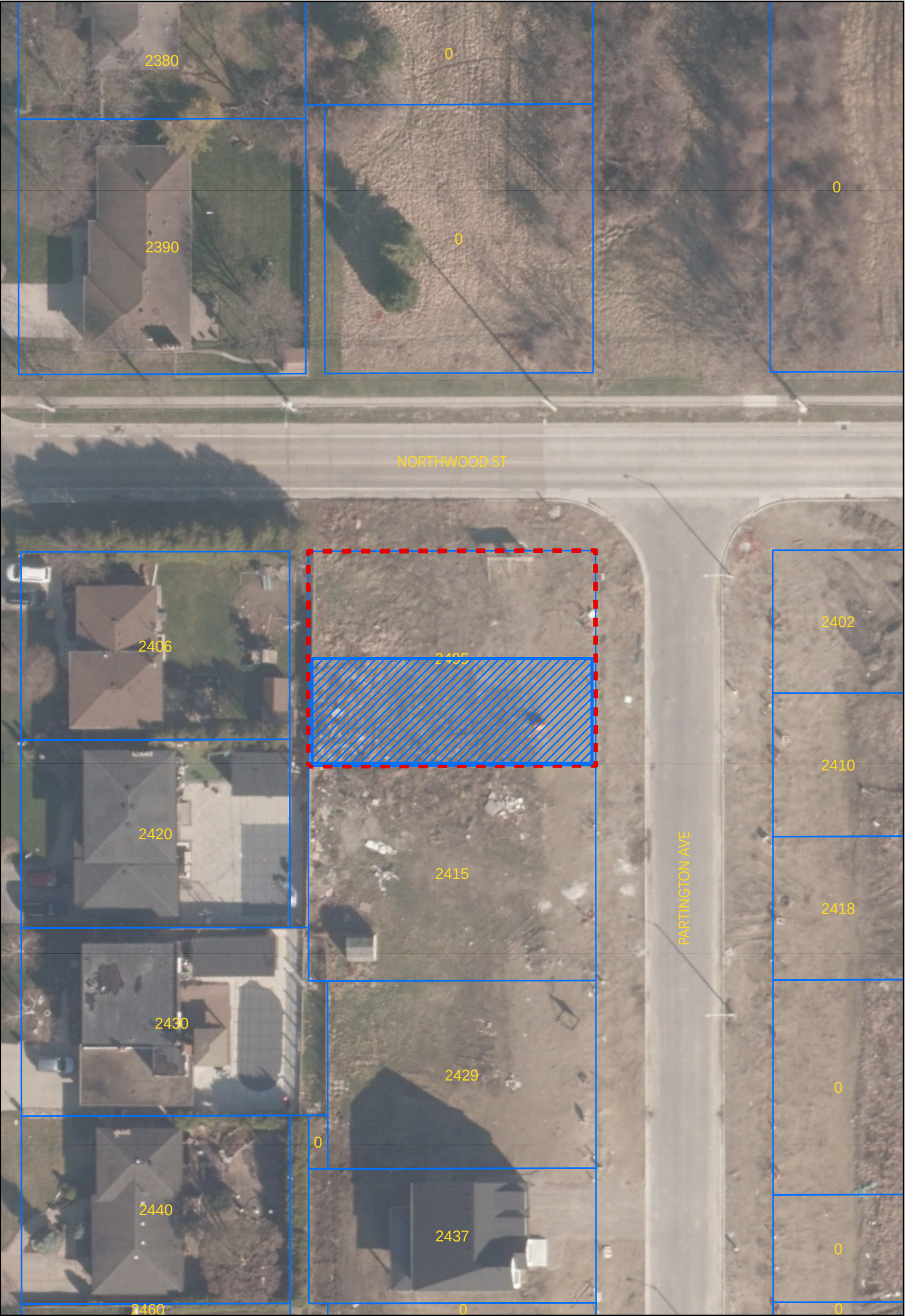




COMMITTEE OF ADJUSTMENT

APPLICANT : 1722912 ONTARIO LTD

ADDRESS : 2405 PARTINGTON AVENUE

N.T.S.

 SUBJECT LANDS

 SEVERED LANDS



Notice of Public Hearing – Committee of Adjustment Application

File # B-051/26 - 2405 PARTINGTON 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 1196; LOTS 108 & 109; PT ALLEY; RP 12R29047; PARTS 33 & 58

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.2 (RD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1722912 ONTARIO LTD. Applicant Name: PILLON ABBS INC.		2405 PARTINGTON AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot.

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.

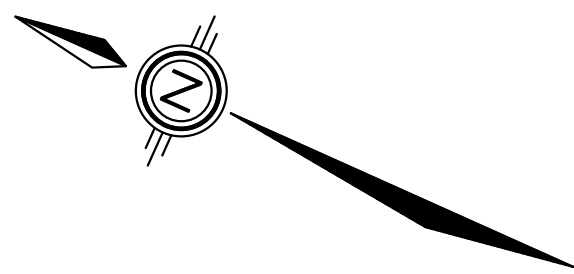
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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



PARTS 3 and 4 ARE SUBJECT TO EASEMENTS AS IN CE1037844, CE1037845 and CE1037846.

**Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)**

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 0.999925.

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.

□	DENOTES	SURVEY MONUMENT FOUND	D	DENOTES	DEED
■	DENOTES	SURVEY MONUMENT SET	OU	DENOTES	ORIGIN UNKNOWN
SIB	DENOTES	STANDARD IRON BAR	ORP	DENOTES	OBSERVED REFERENCE POINT
SSIB	DENOTES	SHORT STANDARD IRON BAR	(P)	DENOTES	PLAN 12R-29047
IB	DENOTES	IRON BAR	(P1)	DENOTES	REGISTERED PLAN 1196
PB	DENOTES	PLASTIC BAR	(JDB)	DENOTES	J.D. BARNES LIMITED
CP	DENOTES	CONCRETE PIN	(1744)	DENOTES	VERHAEGEN LAND SURVEYORS
WIT	DENOTES	WITNESS	(1194)	DENOTES	JOHN B. SMEETON INC., O.L.S.
M	DENOTES	MEASURED	(A)	DENOTES	C.G.R. ARMSTRONG, O.L.S.
S	DENOTES	SET			
I	DENOTES	PERPENDICULAR			
N=NORTH / S=SOUTH / E=EAST / W=WEST					

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	N4682199.93	E331948.73
ORP-B	N4682251.09	E331854.38

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

THE BEARING and DISTANCE BETWEEN ORP-A and ORP-B IS N61°31'50"W
107.34m, (GROUND).

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 **23rd** DAY OF **MARCH, 2026**.

DATE MARCH 24, 2026


ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

SCALE = 1:300



THE INTENDED PLOT SIZE OF THIS PLAN IS 817mm IN WIDTH BY 360mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

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

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128409.

