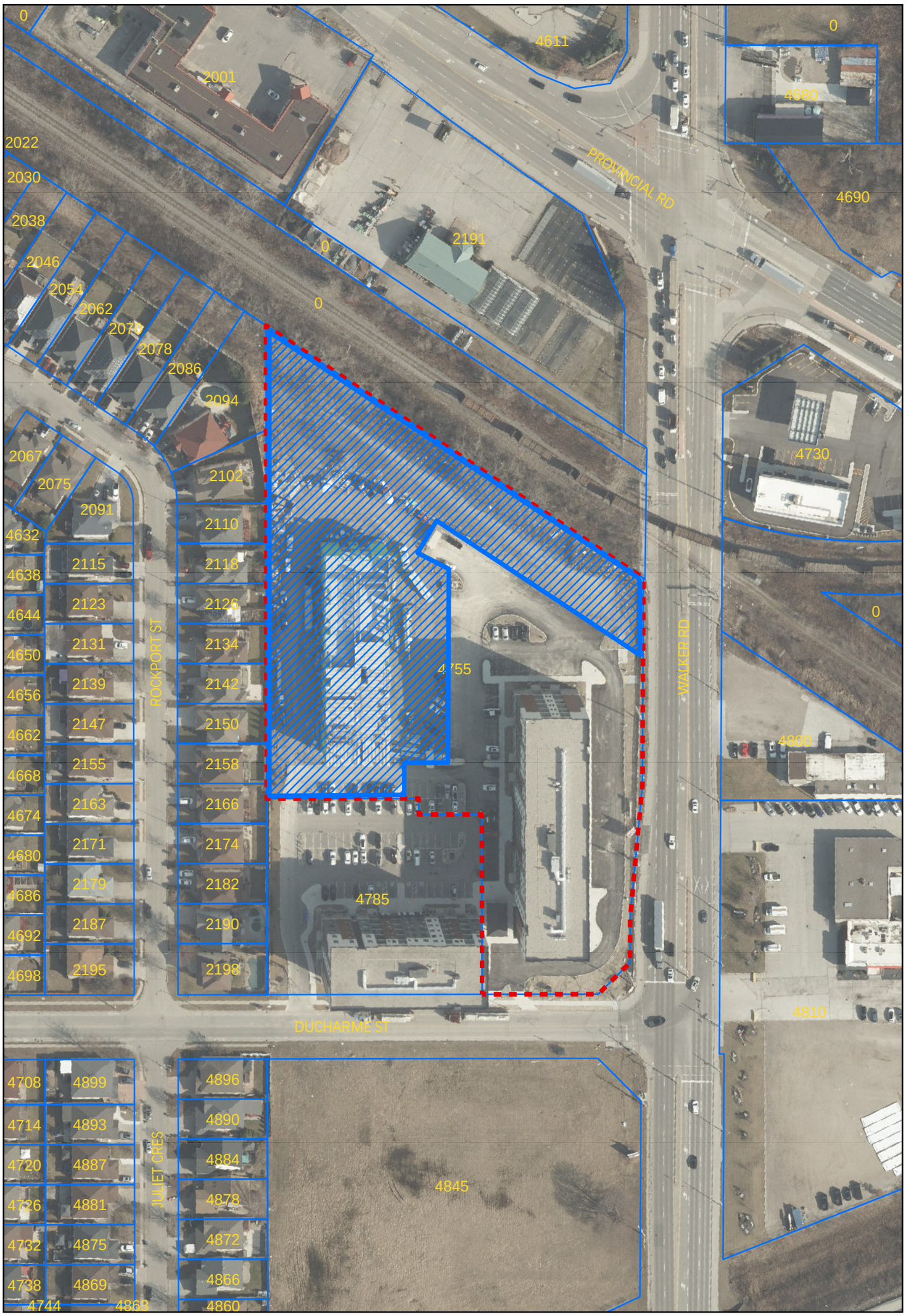


COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : 5042667 ONTARIO ROAD

ADDRESS : 4775 WALKER ROAD

SUBJECT LANDS

SEVERED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-056/26

THE CORPORATION OF THE CITY OF WINDSOR
PLANNING AND DEVELOPMENT SERVICES

Notice of Public Hearing – Committee of Adjustment Application

File # A-092/26 Date Mailed: November 25, 2026
B-056/26 thru B-059/26 - 4775 WALKER RD

Electronic hearing:

By videoconference on December 10, 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 November 25, 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: SANDWICH CON 6; PT LOT 13; RP 12R29402; PARTS 3 TO 12

Official Plan Designation	Zoning of Subject Land(s)
Mixed Use Centre	Commercial District 2.2 (CD2.2) - S.20(1)348

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 5042667 ONTARIO LTD **Applicant Name:** Shibley Righton LLP		4775 WALKER RD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot, with relief requested from the minimum parking area separation from an interior lot line for both the severed and retained lots. Consent to create an easement over 4775 Walker Road in favor of 4755 Walker Road and an easement over 4755 Walker Road in favor of 4775 Walker Road.

The proposal is seeking the following reliefs from Zoning By-law 8600:

	Provision	Provision Description	Required	Proposed
1	25.5.20.1.3	Minimum Parking Area Separation from an Interior Lot Line- Severed Lot [4755 Walker Road]	**0.90 m**	**0.0 m**
2	25.5.20.1.3	Minimum Parking Area Separation from an Interior Lot Line- Retained Lot [4775 Walker Road]	**0.90 m**	**0.0 m**

Type of Consent Application Transaction: New Lot - Consent to create an easement over 4775 Walker Road in favor of 4755 Walker Road and an easement over 4755 Walker Road in favor of 4775 Walker Road.

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.

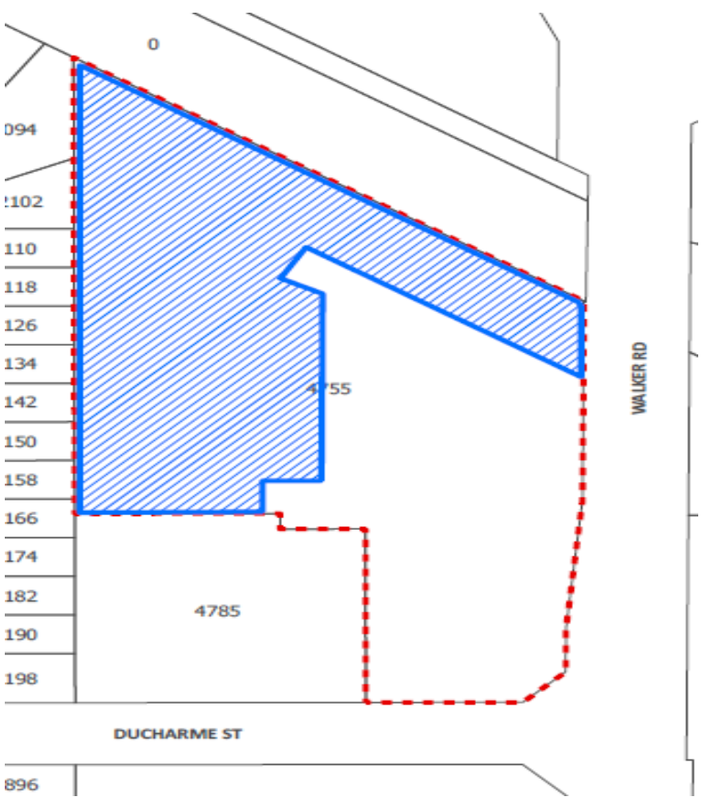
Participate in the hearing by videoconference (Microsoft Teams)

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.

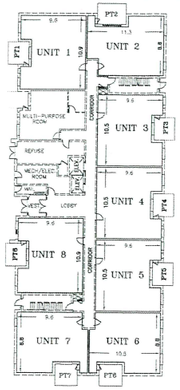
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

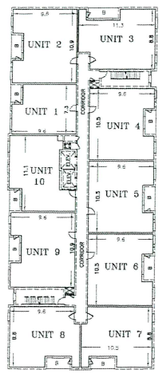
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



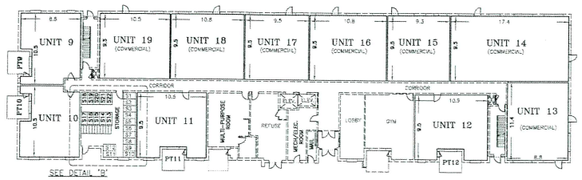
Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca



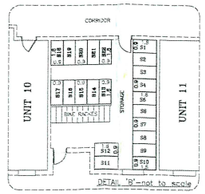
UNITS 1 to 8 (inclusive) and
EXCLUSIVE USE PATIOS PT1 to PT8 (inclusive)
LEVEL 1
(BUILDING 2)
SCALE = 1:250

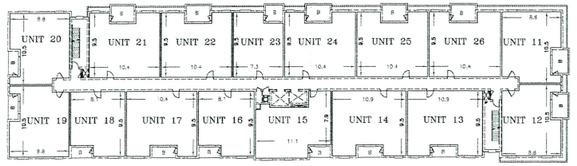


UNITS 1 to 10 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 2)
SCALE = 1:250



UNITS 9 to 12 (inclusive) – RESIDENTIAL
UNITS 13 to 19 (inclusive)– COMMERCIAL
EXCLUSIVE USE PATIOS PT9 to PT12 (inclusive)
EXCLUSIVE USE STORAGE AREAS S1 to S22 (inclusive),
LEVEL 1 (BUILDING 1)
SCALE = 1:250

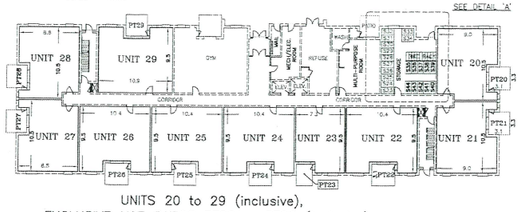




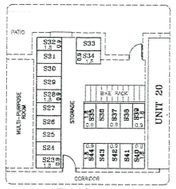
UNITS 11 to 26 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 1)
SCALE = 1:250

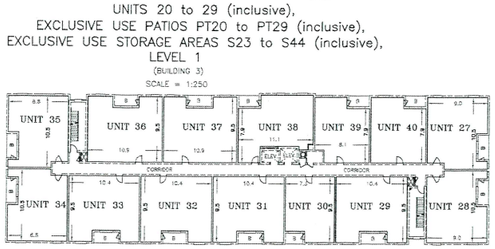


EAST ELEVATION
(BUILDING 1)
SCALE = 1:300



UNITS 20 to 29 (inclusive),
EXCLUSIVE USE PATIOS PT20 to PT29 (inclusive),
EXCLUSIVE USE STORAGE AREAS S23 to S44 (inclusive),
LEVEL 1
(BUILDING 3)
SCALE = 1:250

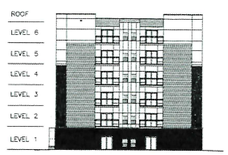




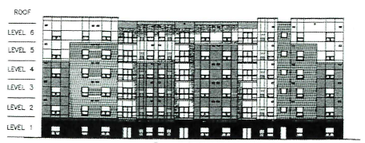
UNITS 27 to 40 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 3)
SCALE = 1:250



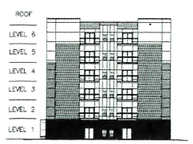
WEST ELEVATION
(BUILDING 3)
SCALE = 1:250



NORTH ELEVATION
(BUILDING 3)
SCALE = 1:250



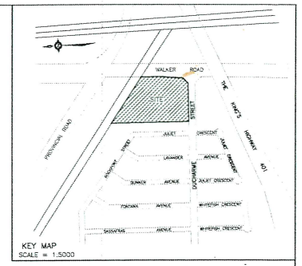
SOUTH ELEVATION
(BUILDING 2)
SCALE = 1:250



WEST ELEVATION
(BUILDING 2)
SCALE = 1:250

EXCLUSIVE USE PARKING AREAS P1 to P143 (inclusive), P181 to P261 (inclusive)
AND CP144 to CP180 (inclusive)
LEVEL 1

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). ARE TO AN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10		
COORDINATE VALUES		
POINT ID	NORTHING	EASTING
GRP–A	4467292.12	323647.02
GRP–B	4467156.99	323808.61
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN GRP 'A' AND GRP 'B' IS 199.23m (GROUND). MARTIMETE.		



DRAFT PLAN OF CONDOMINIUM
OF
PART OF LOT 13,
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE = 1:300

METRES 0 3.00 6.00 12.00 18.00 24.00

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRIC UNITS 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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999959.

ALL SET SSIB AND PB MONUMENTS WERE NOT USED DUE TO LACK OF OVERBURDEN DEPTH/PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON BAR SET
- SSIB DENOTES STANDARD IRON BAR
- SIB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- W DENOTES WITNESS
- MEAS DENOTES MEASURED
- S DENOTES SET
- (M) DENOTES NOT TANGENTIAL
- GRP DENOTES OBSERVED REFERENCE POINT
- (SU) DENOTES ORIGIN UNKNOWN
- (T) DENOTES PLAN 12R–24241
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (JDB) DENOTES J.D. BARNES LIMITED
- DENOTES BOUNDARIES OF THE CONDOMINIUM
- DENOTES UNIT BOUNDARIES
- DENOTES EXTERIOR FACE OF THE STRUCTURAL WALLS

PT DENOTES PATIO
B DENOTES BALCONY
S DENOTES STORAGE
P DENOTES PARKING SPACE
CP DENOTES COMMERCIAL PARKING SPACE
V DENOTES VISITOR PARKING SPACE
BF DENOTES BARRIER FREE PARKING SPACE

ADDITIONAL INFORMATION REQUIRED UNDER THE CONDOMINIUM ACT, 1998 AND SECTION 51 (17) OF THE PLANNING ACT, 1990.

A) ON DRAFT PLAN
B) ON SITE
C) ON DRAFT PLAN
D) RESIDENTIAL/PARKING CONDOMINIUM UNITS
E) ON DRAFT PLAN
F) ON DRAFT PLAN
G) ON DRAFT PLAN
H) N/A
I) ON DRAFT PLAN
J) MUNICIPAL WATER
K) CLAY
L) N/A
M) STORM SEWER, SANITARY SEWER, WATER AND ELECTRICAL SERVICES PROVIDED
N) ON DRAFT PLAN

SITE AREA
2.263 HECTARES / 5.595 ACRES
252 RESIDENTIAL UNITS

DENSITY
93.9 RESIDENTIAL UNITS PER HECTARE
38.0 RESIDENTIAL UNITS PER ACRE

SITE INFORMATION

BUILDING 1

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF COMMERCIAL USE UNITS PER LEVEL	NUMBER OF RESIDENTIAL USE STORAGE AREAS	NUMBER OF RESIDENTIAL PARKING SPACES	NUMBER OF COMMERCIAL PARKING SPACES	NUMBER OF VISITOR PARKING SPACES
LEVEL 1	4	7	22	37 (P54–P132 & P134–P143)	13 (CP157–CP169)	13 (V141–V153)
LEVEL 2	16					
LEVEL 3	16					
LEVEL 4	16					
LEVEL 5	15					
LEVEL 6	16					
TOTAL	84	7	22	85	37	13

BUILDING 2

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF COMMERCIAL USE UNITS PER LEVEL	NUMBER OF RESIDENTIAL USE STORAGE AREAS	NUMBER OF RESIDENTIAL PARKING SPACES	NUMBER OF COMMERCIAL PARKING SPACES	NUMBER OF VISITOR PARKING SPACES
LEVEL 1	6			58 (P1–P54)		9 (V1–V9)
LEVEL 2	10					
LEVEL 3	10					
LEVEL 4	10					
LEVEL 5	10					
LEVEL 6	10					
TOTAL	56		56			9

BUILDING 3

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF COMMERCIAL USE UNITS PER LEVEL	NUMBER OF RESIDENTIAL USE STORAGE AREAS	NUMBER OF RESIDENTIAL PARKING SPACES	NUMBER OF COMMERCIAL PARKING SPACES	NUMBER OF VISITOR PARKING SPACES
LEVEL 1	10		22	37 (P133–P180)		(V133–153)
LEVEL 2	14					
LEVEL 3	14					
LEVEL 4	14					
LEVEL 5	14					
LEVEL 6	4					
TOTAL	80		22	81		11
TOTAL 1+2+3	222	7	44	224	37	32
				TOTAL PARKING SPACE		294

OWNER'S AUTHORIZATION

I AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL

5042667 ONTARIO LTD.

DATE _____ _____
STEVE HABIB
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE JANUARY 29, 2026

ROY E. SIMONO
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
SURVEYING MAPPING GIS
540 OTTAWA STREET, WINDSOR, ON N9A 1B1
T: (519) 253-7775 F: (519) 256-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
D.J.	R.A.S.	21–47–416–00
CAD File: 21–47–416–000.dwg	E–W/C–6–13	CAD Date: February 2, 2026 11:19 AM

LINE SCHEDULE			LINE SCHEDULE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N85°41'00"W	5.62	L5	N04°19'00"E	3.87
L2	N85°41'00"W	5.36	L6	N85°41'00"W	1.97
L3	N04°19'00"E	3.00	L7	N09°14'10"E	3.88
L4	N09°14'10"E	3.01	L8	N85°41'00"W	1.54

PARTS SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1 to 12 (inclusive)	PART OF LOT 13	CONCESSION 6	ALL OF 01560–3012

PARTS 3 & 4 ARE SUBJECT TO AN EASEMENT AS IN CE1149229.
PARTS 5 TO 10 (inclusive) ARE SUBJECT TO AN EASEMENT AS IN CE1046764.
PARTS 7, 8, 9 AND 10 ARE SUBJECT TO AN EASEMENT AS IN CE469000.
PARTS 6, 7, 11 AND 12 ARE SUBJECT TO AN EASEMENT AS IN R533318.

Easements + Rights of Way

PLAN OF SURVEY
OF
PART OF LOT 13, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE = 1:300

0 3.00 6.00 12.00 18.00 30.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 1143mm IN WIDTH BY 609mm 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

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 0.999899.

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
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
CP DENOTES STEEL PIN
WIT DENOTES WITNESS
M DENOTES MEASURED
⊥ DENOTES PERPENDICULAR
S DENOTES SET
(NT) DENOTES NOT TANGENTIAL
ORP DENOTES OBSERVED REFERENCE POINT
(OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R–29402
(1744) DENOTES VERHAEGEN LAND SURVEYORS
(JDB) DENOTES J.D. BARNES LIMITED

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	N4679292.12	E338047.02
ORP–B	N4679158.99	E337908.61
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP "A" AND ORP "B" IS 192.07m (GROUND), N49°06'50"E.

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 20th DAY OF JUNE, 2025

DATE JUNE 25, 2025

Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–107606

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:	CHECKED BY:	REFERENCE NO.:
D.J. / CMW	KH / RAS	21-47-416-14
CAD File: 21-47-416-14.dwg CAD Date: June 25, 2025 1:34 PM	File: E-WIND-6-13	

ANSI D (Horiz. 22.0"x 34.0"mm) [24.0mm x 43.0 (H)]