



COMMITTEE OF ADJUSTMENT

APPLICANT : 1000278790 ONTARIO LTD

ADDRESS : 4617 HOWARD AVENUE

 SUBJECT LANDS  SEVERED LANDS



Notice of Public Hearing – Committee of Adjustment Application

File # A-085/25 & B-058/25

Date Mailed: October 29, 2025

Electronic hearing:

By videoconference on November 13, 2025 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 29, 2025. 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 1159; PT LOT 5

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.4(RD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1000278790 ONTARIO LTD Applicant Name: 1000278790 Ontario Ltd.	Tracey-Pillon Abbs	4617 HOWARD AVE

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot fronting Howard Ave. Requesting relief for decreased minimum lot width.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	10.4.5.1	Lot Width - Minimum (For both retained and severed lot)	18.0m	14.7m

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.

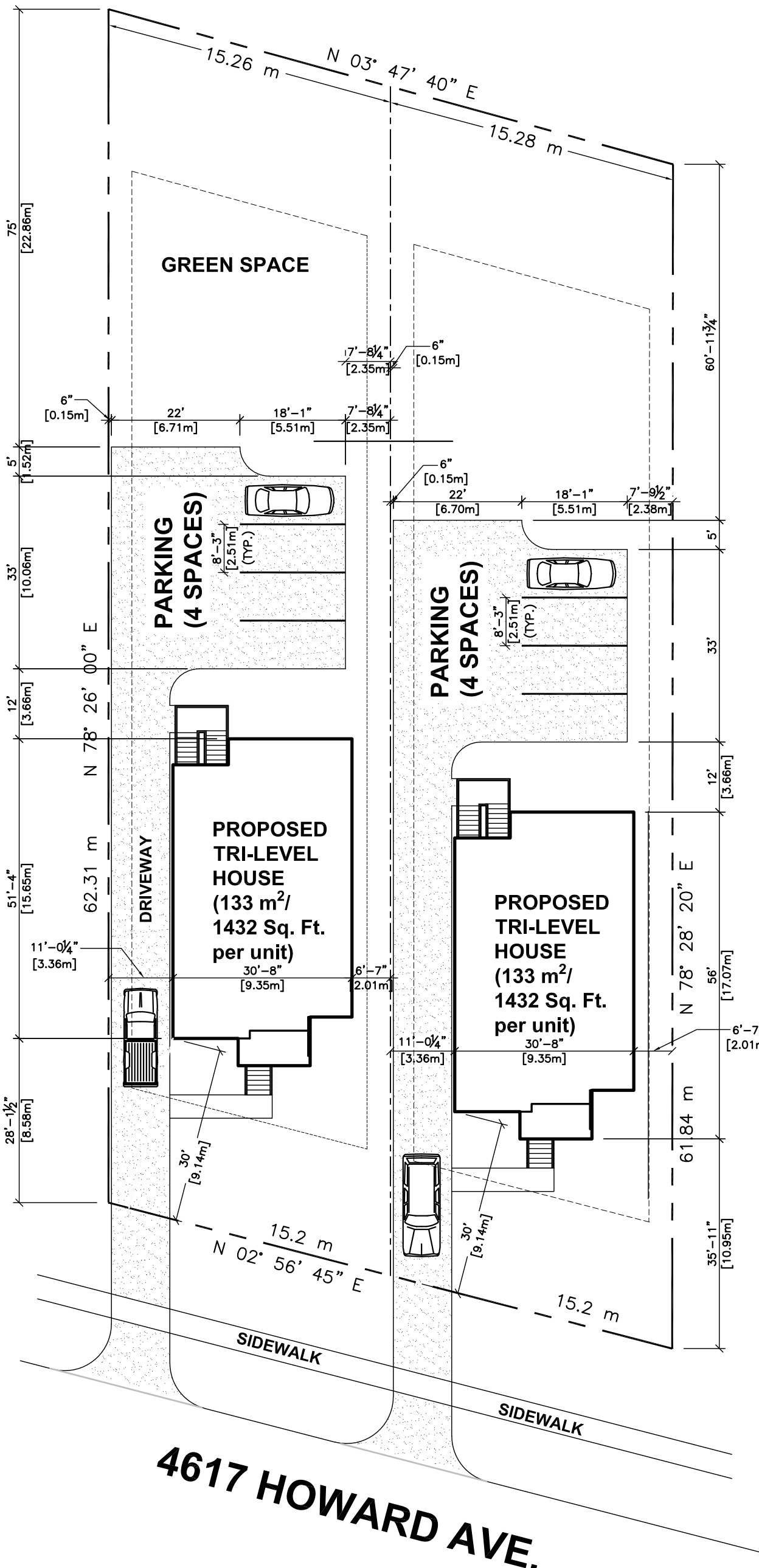
Notice of Decision

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.

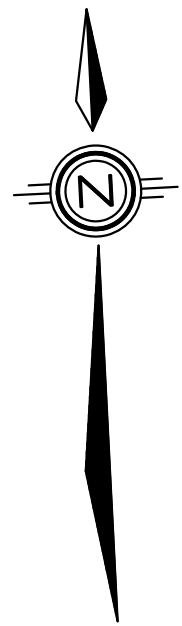


Contact Information:

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



SITE PLAN
PLAN 1159, LOT 5
WINDSOR



CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999104.

LEGEND

○ MHH DENOTES HYDRO MANHOLE	◆ FH DENOTES FIRE HYDRANT
○ MHS DENOTES SEWER MANHOLE	◆ WM DENOTES WATER METER
○ MHT DENOTES TELEPHONE MANHOLE	◆ WVS DENOTES WATER VALVE (Service)
○ MHTRDENOTES TRAFFIC MANHOLE	◆ WVM DENOTES WATER VALVE (Main)
○ MHW DENOTES WATER MANHOLE	◆ GM DENOTES GAS METER
CB DENOTES CATCH BASIN	◆ GV DENOTES GAS VALVE
DCB DENOTES DOUBLE CATCH BASIN	HM DENOTES HYDRO METER
LS _c DENOTES LIGHT STANDARD CONCRETE	PedT DENOTES TELEPHONE PEDESTAL
LS _s DENOTES LIGHT STANDARD STEEL	PedCTV DENOTES CABLE TV PEDESTAL
LS _w DENOTES LIGHT STANDARD WOOD	TR _s DENOTES TRAFFIC SIGN
UP _c DENOTES UTILITY POLE CONCRETE	TR _{sg} DENOTES TRAFFIC SIGNAL
UP _s DENOTES UTILITY POLE STEEL	TR _{sb} DENOTES TRAFFIC SIGNAL BOX
UP _w DENOTES UTILITY POLE WOOD	TH DENOTES TESTHOLE
GP DENOTES GUY POLE	BM DENOTES BENCH MARK
GW DENOTES GUY WIRE	△ HCP DENOTES HORIZONTAL CONTROL POINT
BoI DENOTES BOLLARD	○ VCP DENOTES VERTICAL CONTROL POINT
PM DENOTES PARKING METER	SC DENOTES SHRUB
INV DENOTES INVERT	SC DENOTES SEWER CLEANOUT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED **DT** AND **NT** RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

C	C	C	DENOTES OVERHEAD CABLE TV LINE
G	(pipe size)	G	DENOTES GAS LINE
H	H	H	DENOTES OVERHEAD HYDRO LINE
CS	(pipe size)	CS	DENOTES COMBINED SEWER
SA	(pipe size)	SA	DENOTES SANITARY SEWER
ST	(pipe size)	ST	DENOTES STORM SEWER
T	T	T	DENOTES OVERHEAD TELEPHONE LINE
W	(pipe size)	W	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CAN-NET/SMARTNET NETWORK (H.T.V. 2.0)

BENCH MARK

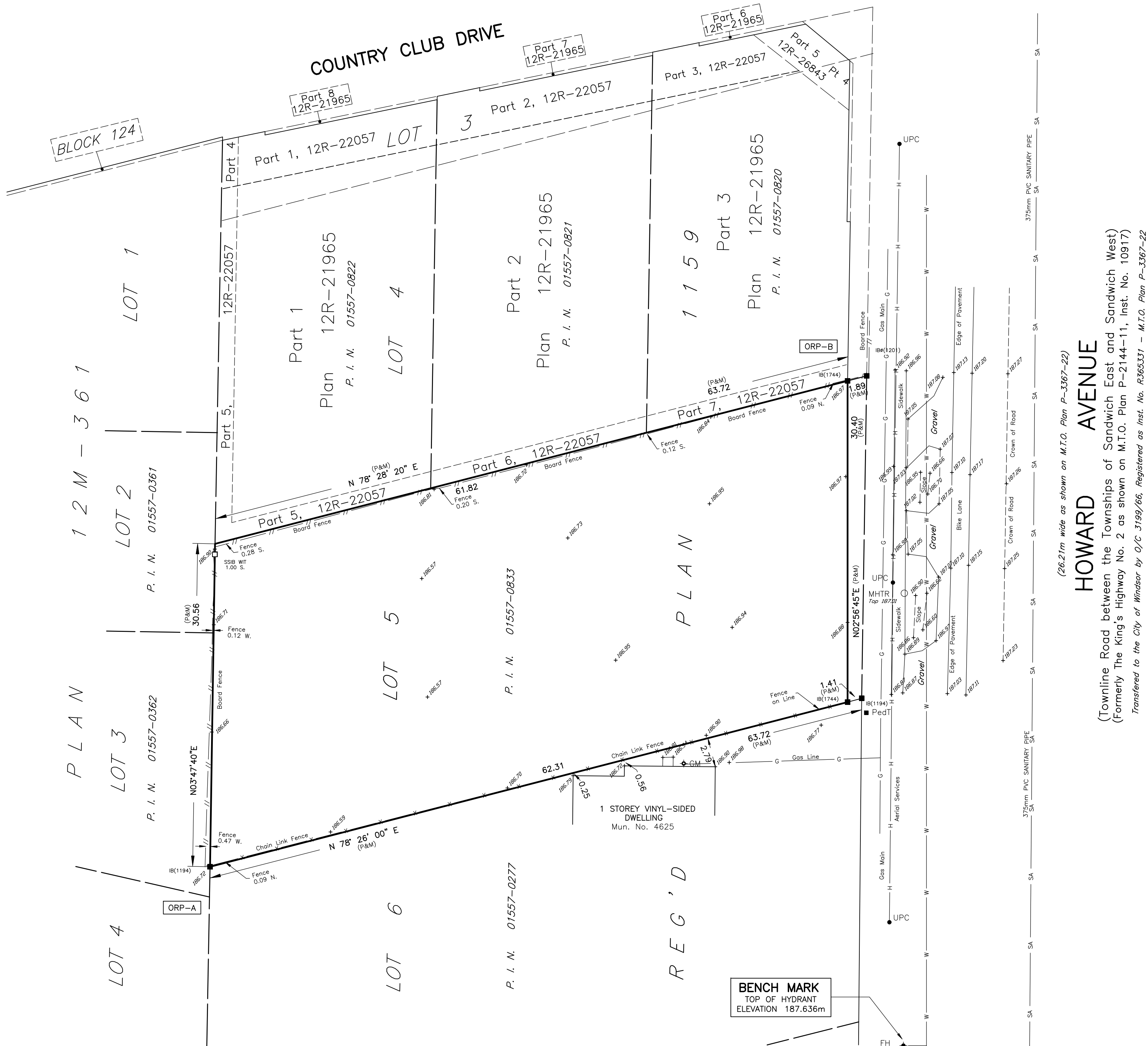
BENCH MARK 1074 ELEVATION 188.021m
4565 HOWARD AVENUE; PLATE IS LOCATED ON THE EAST WALL, 0.10m FROM THE SOUTH WALK AND 0.60m ABOVE GRADE.

SITE BENCH MARK

TOP OF FIRE HYDRANT SHOWN ON PLAN. ELEVATION 187.636m

AREA

1828 Sq.m.



TOPOGRAPHIC PLAN

OF
PART OF LOT 5,
REGISTERED PLAN 1159

IN THE
CITY OF WINDSOR

COUNTY OF ESSEX, ONTARIO

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

SCALE : 1:250



LEGEND

ALL MONUMENTS SHOWN THUSLY ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.	
SIB DENOTES STANDARD IRON BAR	CC DENOTES CUT-CROSS
SSIB DENOTES SHORT STANDARD IRON BAR	CP DENOTES STEEL PIN
IB DENOTES IRON BAR	PB DENOTES PLASTIC BAR
IB Ø DENOTES ROUND IRON BAR	⊥ DENOTES PERPENDICULAR
SM DENOTES SURVEY MONUMENT FOUND	
WIT. DENOTES WITNESS	
(S) DENOTES SET	
ORP DENOTES OBSERVED REFERENCE POINT	
(PROP) DENOTES PROPORTION	
(OU) DENOTES ORIGIN UNKNOWN	
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.	
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.	
(691) DENOTES H.B. HEAD, O.L.S.	
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.	
(P) DENOTES PLAN 12R-26843	
N = NORTH; S = SOUTH; E = EAST; W = WEST	

INTEGRATION DATA

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	4678369.34	335183.90
ORP-B	4678412.20	335246.50

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 N 55°36'20" E, 75.86m.

SURVEYOR'S CERTIFICATE

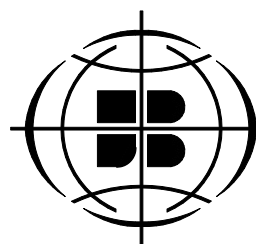
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2024.

DATE NOVEMBER 4, 2024

Andrew S. Mantha

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR



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.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 24-47-296-00
CAD File: 24-47-296-00.dwg	File: E-1159-0	CAD Date: November 4, 2024 12:17 PM