

COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : CMC COULTER INVESTMENTS INC

ADDRESS : 1305 WINDSOR AVENUE

SUBJECT LANDS

SEVERED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-067/26



COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : CMC COULTER INVESTMENTS INC

ADDRESS : 1305 WINDSOR AVENUE

SUBJECT LANDS

EASEMENT

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-068/26

Notice of Public Hearing – Committee of Adjustment Application

File # B-067/26 & B-068/26 - 1305 WINDSOR AVE Date Mailed: November 25, 2026

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: PLAN 1232; LOTS 1 TO 11; PLAN 96; PT LOTS 9 & 10

PURPOSE OF APPLICATION

Consent (Severance) - Create a New Lot with an easement with access.

Official Plan Designation	Zoning of Subject Land(s)
Residential	Commercial CD4.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: CMC COULTER INVESTMENTS INC **Applicant Name:** Mark Coulter		1305 WINDSOR AVE

Type of Consent Application Transaction: New Lot with easement accesst

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.

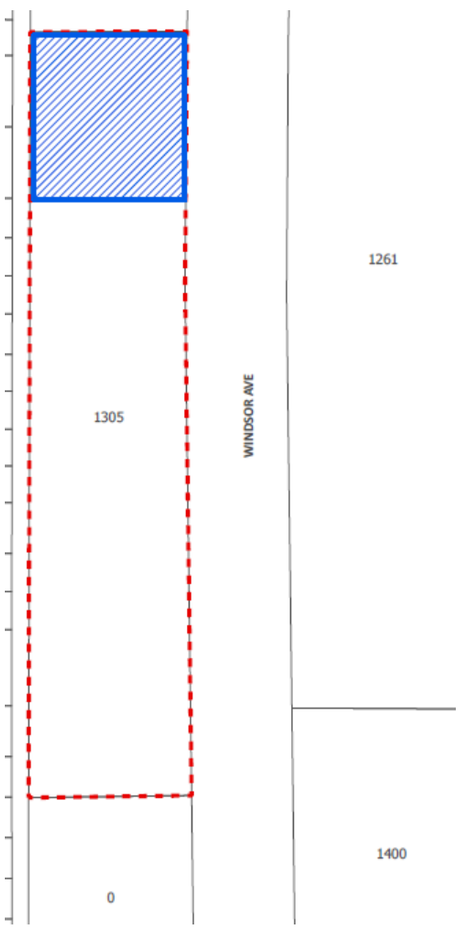
Participate in the hearing by videoconference (Microsoft Teams)

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 DATA MATRIX

BUILDING INFORMATION		ZONING DATA	REQUIRED	PROVIDED