

# NOTICE OF PUBLIC OPEN HOUSE

PROPOSED RESIDENTIAL DEVELOPMENT  
726 Josephine Avenue, Windsor, ON

The purpose of the informal public open house is to obtain feedback from area residents and property owners regarding the proposed residential development on the lands shown in the area in **yellow** on the key map below.

**DATE:** Tuesday, February 25, 2025.

**TIME:** from 6:00 pm to 7:00 pm.

**IN PERSON:** at Adventure Bay Family Water Park, 401 Pitt St W, Windsor, ON

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**VIRTUAL:** via ZOOM Meeting.

The Site is made up of one parcel of land which currently has an existing single detached dwelling and an accessory building (to be demolished).

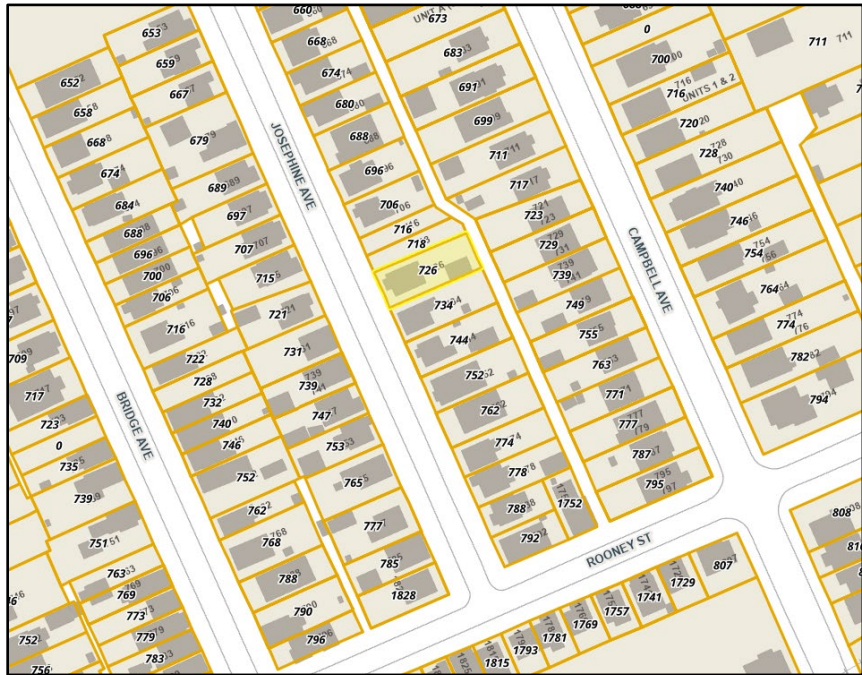
It is proposed that the Site be developed for residential use. A new semi-detached dwelling is proposed with two additional dwelling units (one in each semi-detached dwelling) for a total of 4 residential dwelling units (see the concept plan on the **back** of this notice).

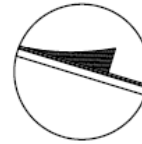
The applicant's representatives will be in attendance at the public open house to answer questions with respect to the proposed development. The City of Windsor Staff will also be in attendance as observers.

If you wish to attend the open house, request additional information or submit comments to the applicant, please contact Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc., 23669 Prince Albert Road, Chatham, ON, N7M 5J7, 226-340-1232, [tracey@pillonabbs.ca](mailto:tracey@pillonabbs.ca). **Please email by noon on February 24, 2025, to register for either the in person or the virtual open house.**

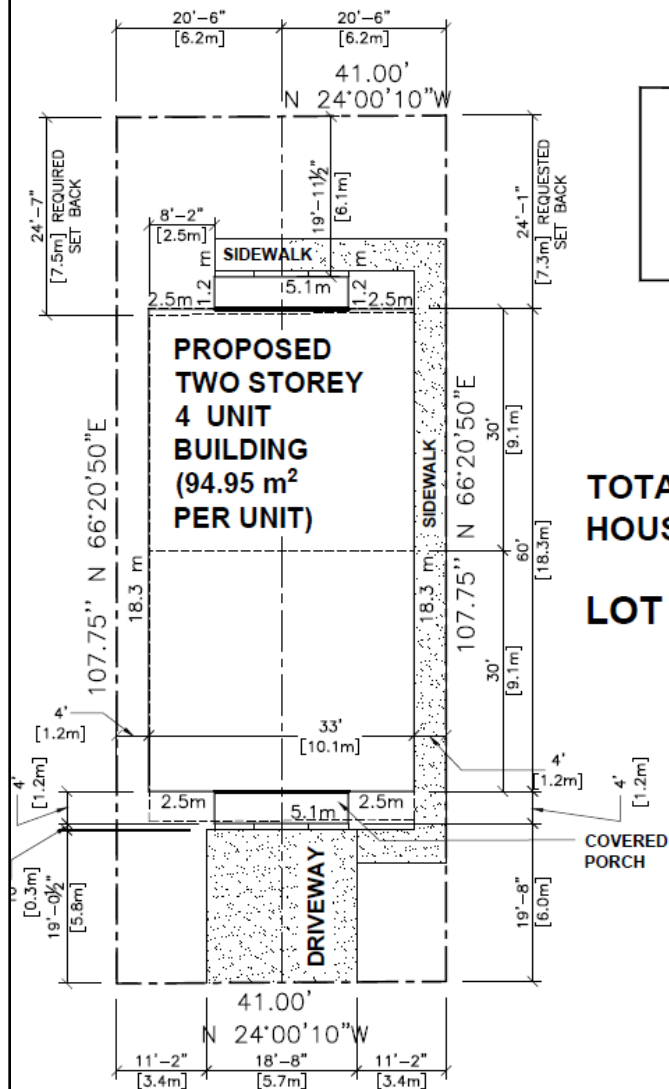
The City of Windsor will be processing an application for an amendment to the **Zoning By-law** in accordance with the requirements of the *Planning Act*. Comments and opinions submitted on this application, including names and addresses, will become part of public records, viewed by the general public, and published in planning reports.

The City will provide official notice in the Windsor Star and will mail a courtesy notice to all property owners and residents within **200 metres** of the subject lands and hold a statutory public meeting at the Development & Heritage Standing Committee and, later, with City Council in order to make the final decision.





SITE PLAN  
726 JOSEPHINE AVE.  
CITY OF WINDSOR



**726 JOSEPHINE  
AVE.**

**TOTAL LOT AREA:** 410.42 m<sup>2</sup> ±  
**HOUSE AREA:** 196.34 m<sup>2</sup>

**LOT COVERAGE:** 47.84 % ±