

## Notice of Public Hearing – Committee of Adjustment Application

File # A-059/25 & B-050/25

Date Mailed: August 20, 2025

**Electronic hearing:**

By videoconference on September 4, 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 August 20, 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 639; LOT 70 & PT LOTS 69 & 71

<b>OFFICIAL PLAN DESIGNATION</b>	<b>ZONING OF SUBJECT LAND(S)</b>
Residential	Residential RD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> ALOK KUMAR JAIN</p> <p><b>Applicant Name:</b> Vikash Parmar</p>		822 JOS JANISSE AVE

### PURPOSE OF APPLICATION

**Minor Variance and Consent** - Consent to sever to create a new lot.

Variances Requests- relief for reduced minimum lot width and lot area for both the retained and severed lots.

By-Law #	Provision	Provision Description	Requirement	Proposed
8600	10.2.5.1	Retained Lot – Minimum Lot Width	12.0 m	10.9 m
	10.2.5.2	Retained Lot – Minimum Lot Area	360.0m²	319.3 m²
8600	10.2.5.1	Severed Lot – Minimum Lot Width	12.0 m	10.9 m
	10.2.5.2	Severed Lot – Minimum Lot Area	360.0 m²	319.3m²

**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](mailto: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.

**Key Map Insert****Contact Information:**

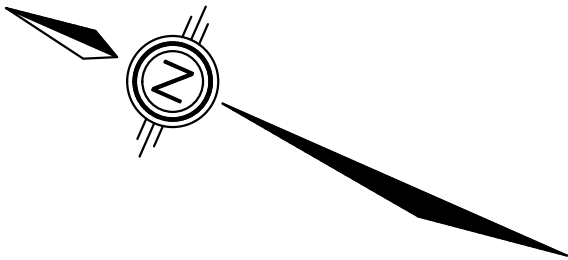
Jessica Watson  
Secretary-Treasurer  
Committee of Adjustment  
Suite 320, 350 City Hall Square West  
Windsor, ON N9A6S1  
Phone: 519-255-6543 ext. 6450 or 6436  
[COAAdjustment@citywindsor.ca](mailto:COAAdjustment@citywindsor.ca)

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 0.999906.

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.

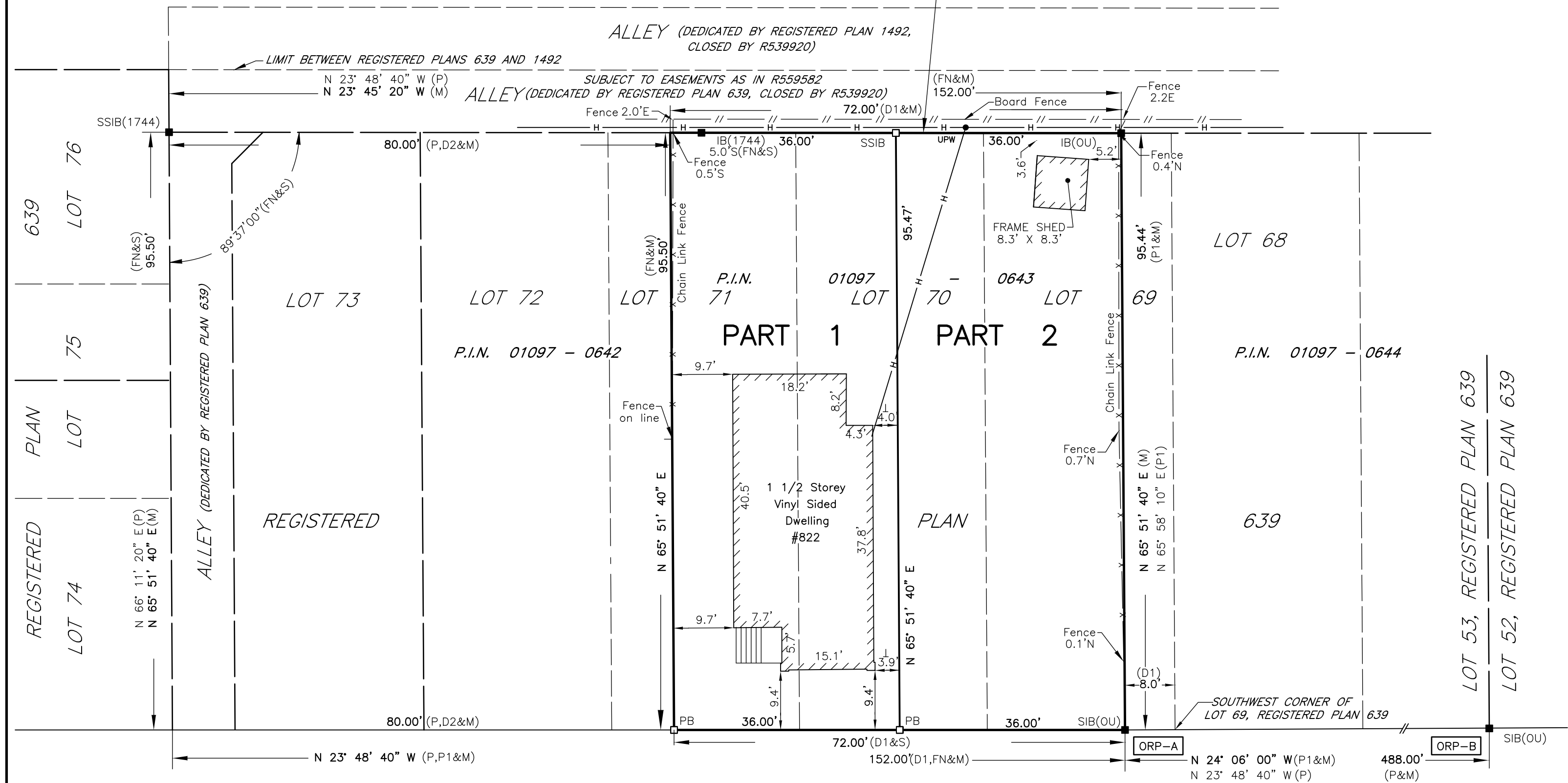


PARTS SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOTS 70 & 71	REGISTERED PLAN 639	ALL OF 01097-0643
2	PART OF LOTS 69 & 70		

REGISTERED PLAN 1492

P. I. N. 01097 - 0676

ALLEY (DEDICATED BY REGISTERED PLAN 1492, CLOSED BY R539920)



JOS. JANISSE AVENUE  
(DEDICATED BY REGISTERED PLAN 639)  
P.I.N. 01097 - 0530

**"IMPERIAL"**  
Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	02° 28' 20"
P1	02° 11' 00"

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	N15379741.48	E1104197.96
ORP-B	N15379296.12	E1104397.17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PLAN OF SURVEY  
OF  
LOT 70,  
PART OF LOTS 69 & 71,  
REGISTERED PLAN 639  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=15'



THE INTENDED PLOT SIZE OF THIS PLAN IS 24 INCHES IN WIDTH BY 18 INCHES IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IBØ	DENOTES	ROUND IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT-CROSS
CP	DENOTES	STEEL PIN
WIT	DENOTES	WITNESS
⊥	DENOTES	PERPENDICULAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
PROP	DENOTES	PROPORTION
(NI)	DENOTES	NOT IDENTIFIABLE
(OU)	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	REGISTERED PLAN 639
(P1)	DENOTES	PLAN OF SURVEY BY(V&B) DATED OCTOBER 31, 1984. (Job No. W84-L583)
(FN)	DENOTES	FIELD NOTE BY(1744) DATED AUGUST 26, 2003. (Job No. 4-21889)
(JDB)	DENOTES	J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.
(V&B)	DENOTES	VERHAEGEN AND BEZAIRE LIMITED, O.L.S.
N = NORTH; S = SOUTH; E = EAST; W = WEST		

SURVEYOR'S CERTIFICATE

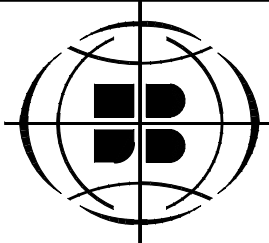
I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 26th DAY OF JUNE, 2025.

DATE JULY 8, 2025

*Roy A. Simone*  
ROY A. SIMONE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107644



**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.

SURVEYING  
MAPPING  
GIS

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: D.J.	CHECKED BY: RAS	REFERENCE NO.: 25-47-282-00
CAD File: 25-47-282-00.dwg	E-639-6	CAD Date: July 8, 2025 2:33 PM