

Notice of Public Hearing – Committee of Adjustment Application

File # A-023/26 - 0 BLISS RD

Date Mailed: April 1, 2026

Electronic hearing:

By videoconference on April 16, 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 April 1, 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 1215; PT LOTS 331 & 332; RP 12R27668; PART 2

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: 17126522 CANADA INC</p> <p>Applicant Name: REIGNS 740 INC.</p>		0 BLISS RD

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum lot width and reduced minimum lot area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.1.5.1	Minimum Lot Width	15.0 m	12.0 m
Zoning By-law 8600	10.1.5.2	Minimum Lot Area	450.0 m ²	367.0 m ²

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.

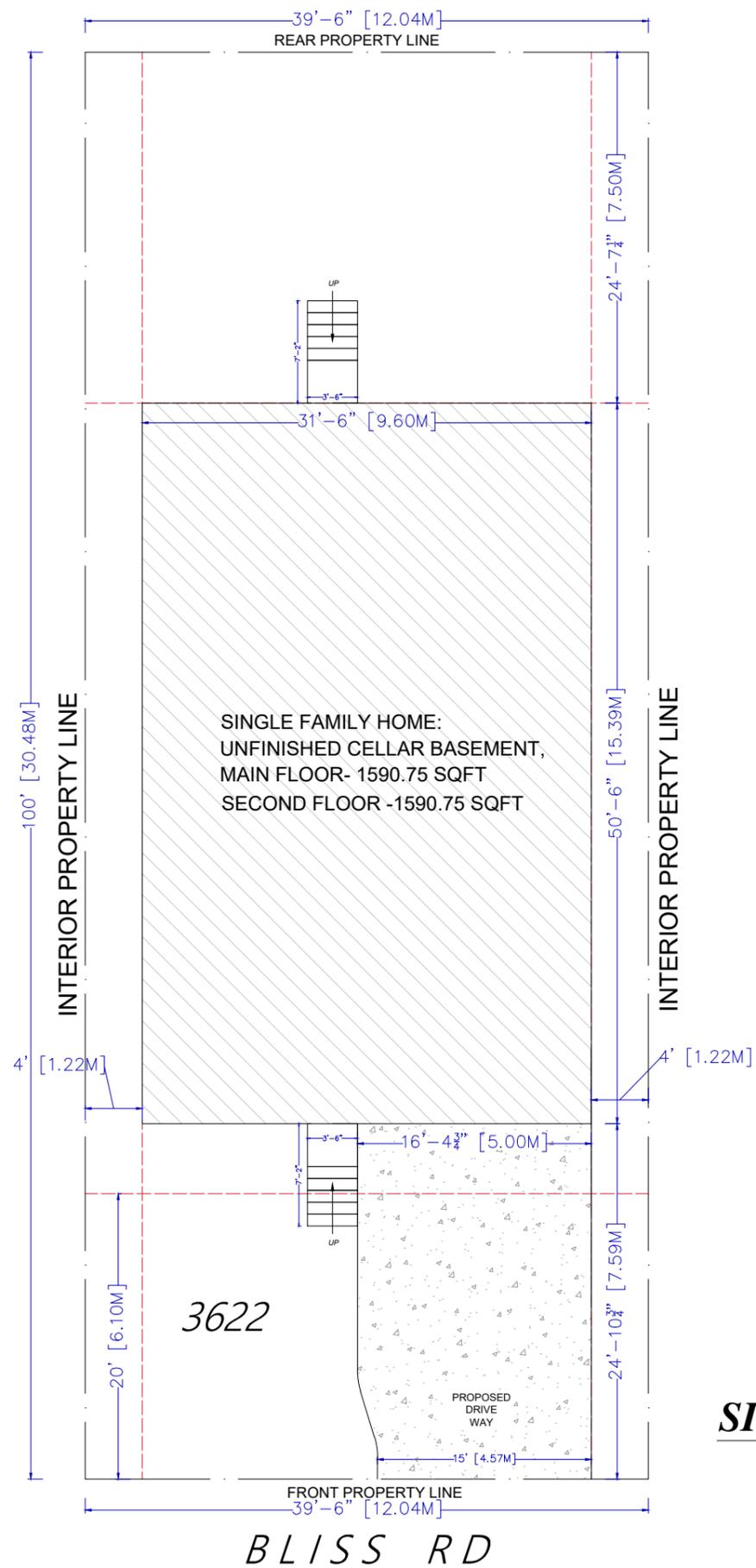
Notice of Decision

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



RD 1.1
 LOT AREA: 3950 SQ FT (366.96 SQ.M)
LOT FRONTAGE: 12.04 M < 15M - within 20% variance.
 45% FOOTPRINT: 1777.5 SQFT
 PROPOSED FOOTPRINT : 1590.75 SQFT
 GROSS FLOOR AREA: 3181.5 SQFT < 400 SQ MT
 PROPOSED BUILDING HEIGHT < 9 METER

SINGLE FAMILY HOME:
 UNFINISHED CELLAR BASEMENT,
 MAIN FLOOR- 1590.75 SQFT
 SECOND FLOOR -1590.75 SQFT

SITE PLAN

PROJECT DETAILS
 SINGLE FAMILY HOME

LOCATION
 3622 BLISS RD,
 WINDSOR, ON

DRAWING
 SITE PLAN

CLIENT
 REIGNS 740 INC.

SCALE	DRAWING NO.
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DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.



PROJECT DETAILS
SINGLE FAMILY HOME

LOCATION

3622 BLISS RD,
WINDSOR, ON

DRAWING
FLOOR PLANS

CLIENT

REIGNS 740 INC.

SCALE

NTS.

DRAWING NO.

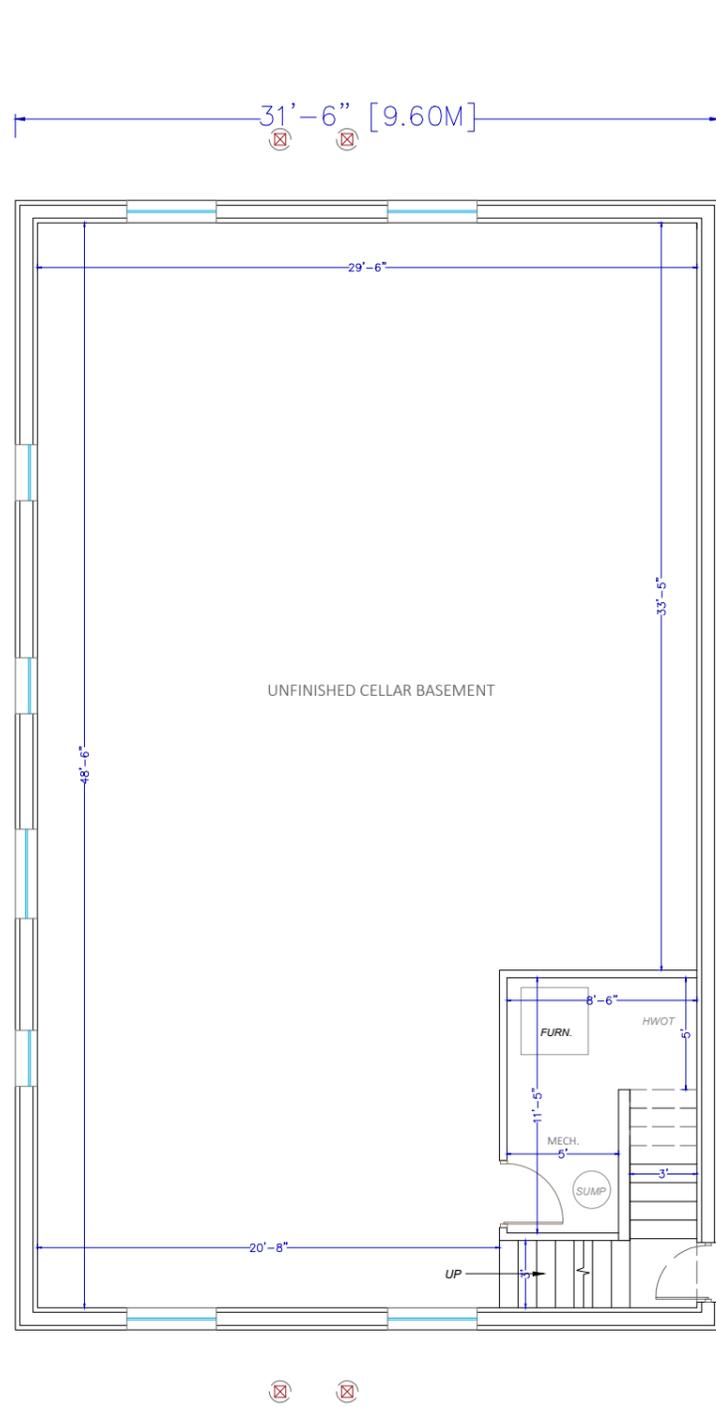
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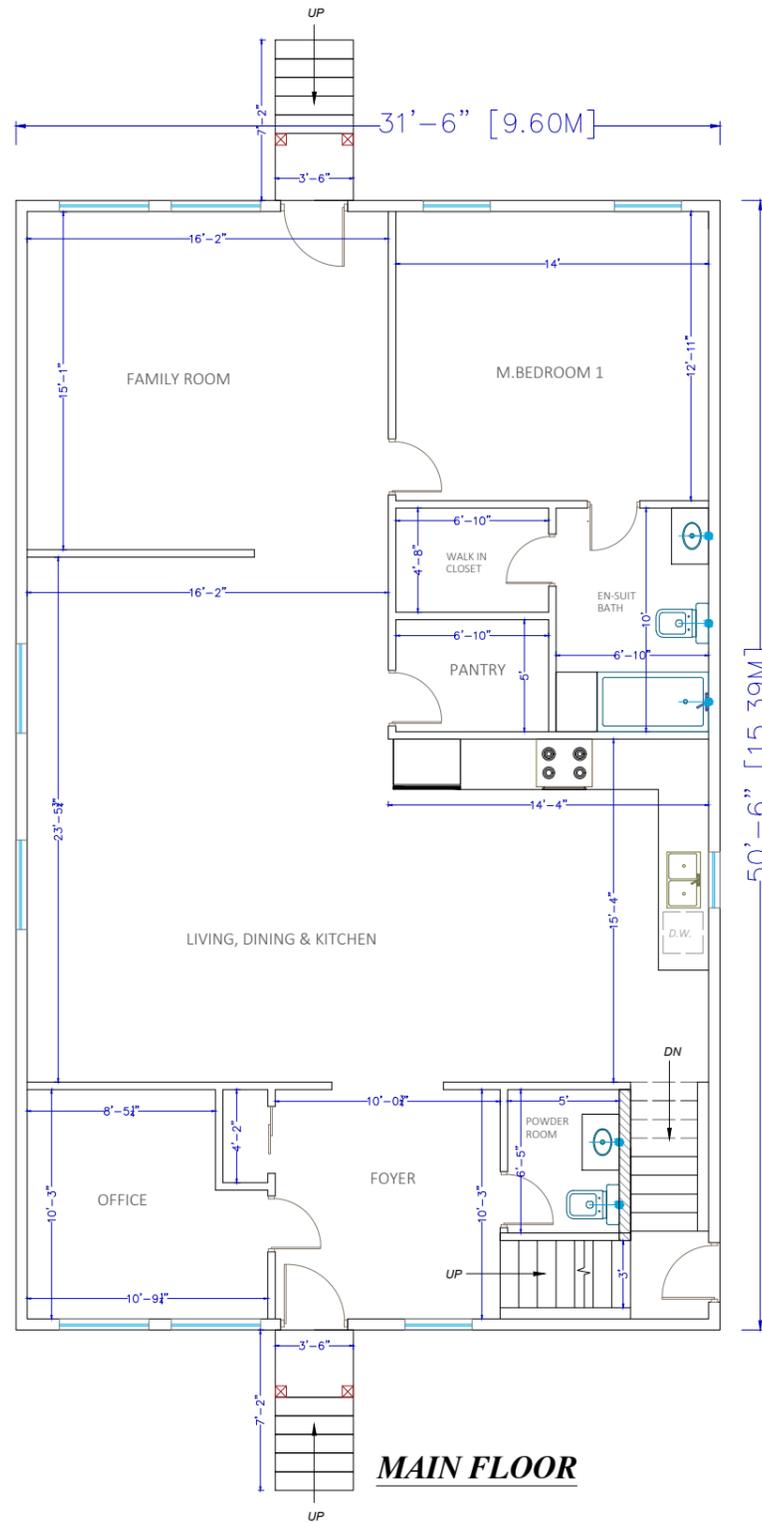
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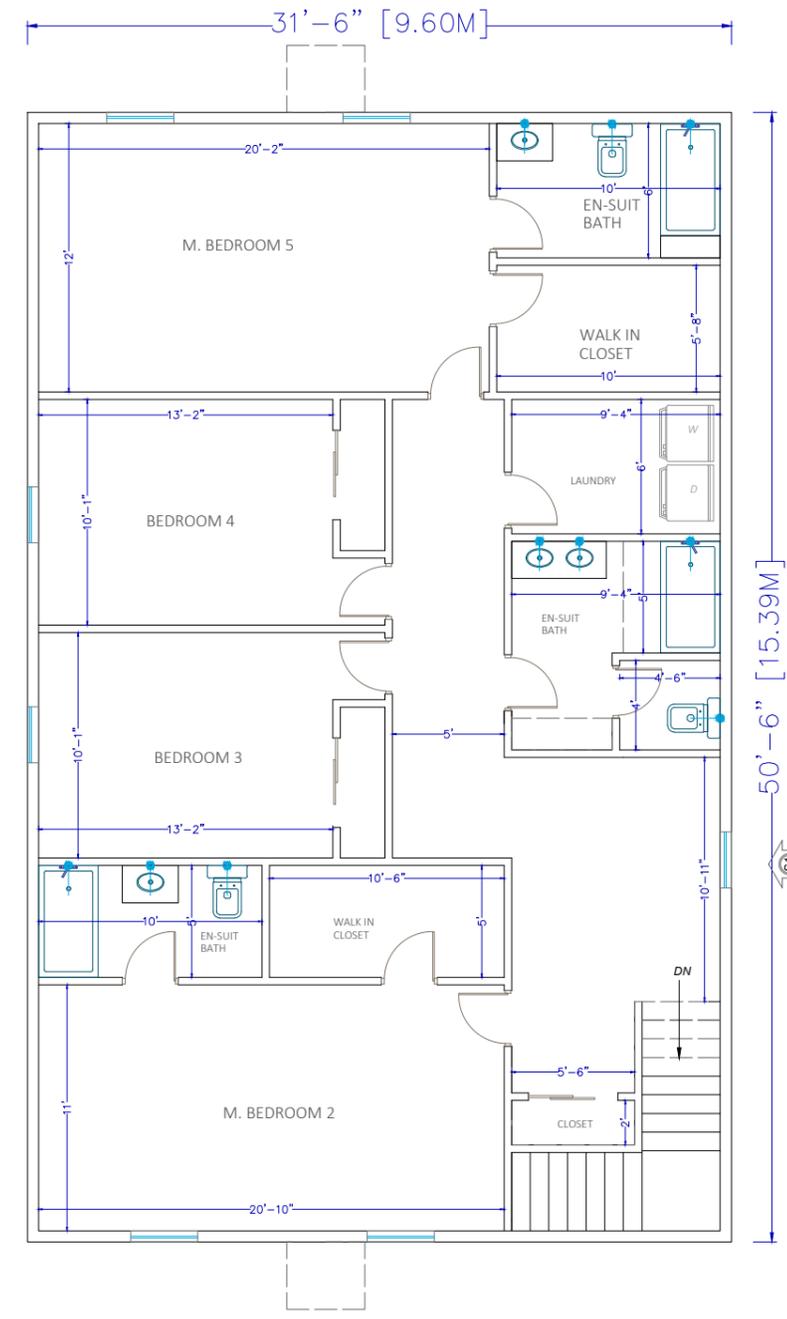
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UNFINISHED CELLAR BASEMENT



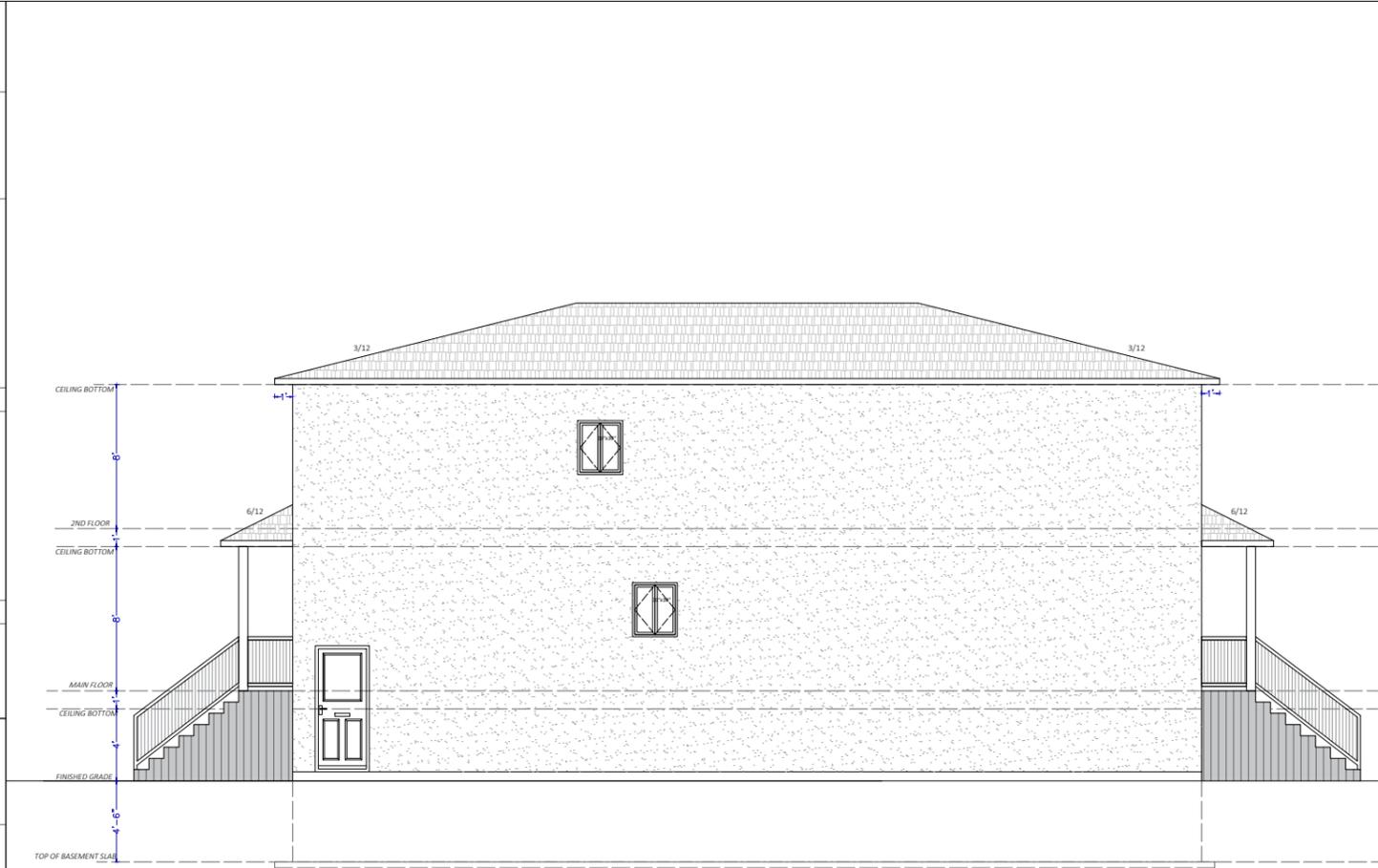
MAIN FLOOR



SECOND FLOOR



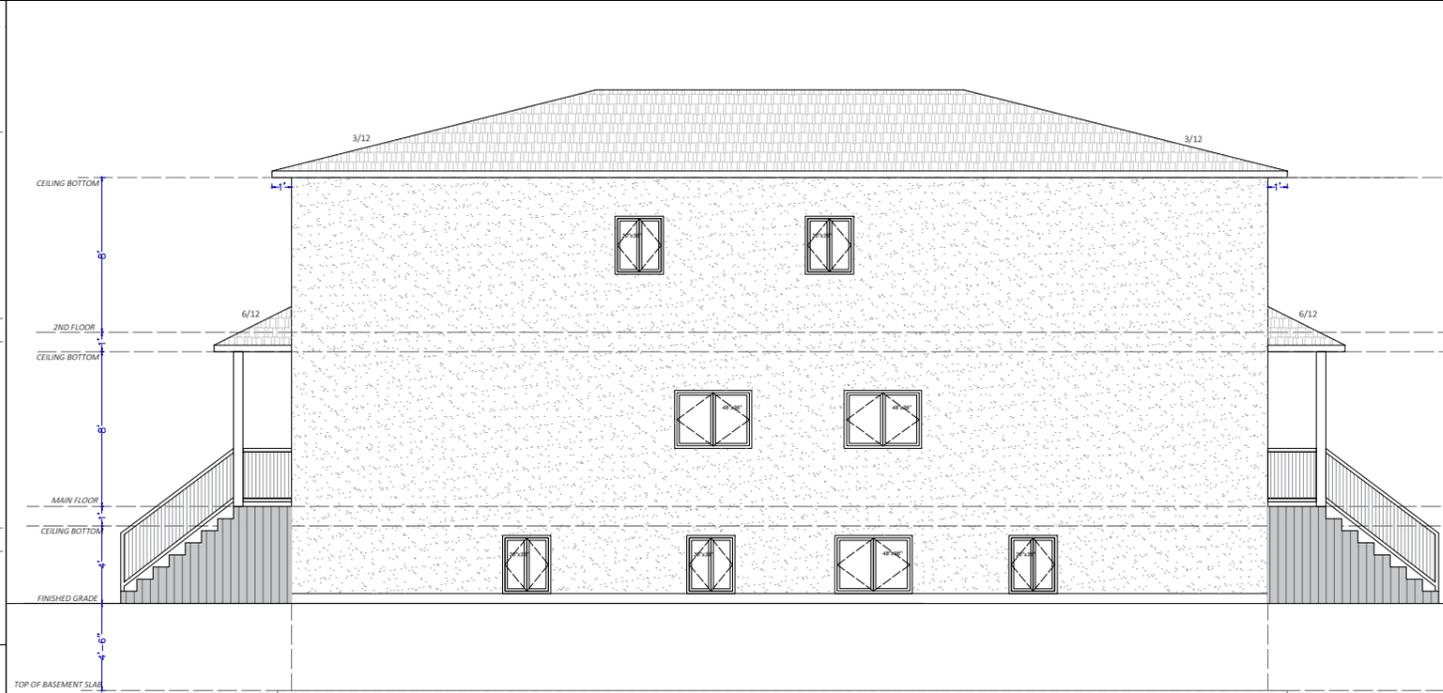
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROJECT DETAILS
SINGLE FAMILY HOME

LOCATION
3622 BLISS RD,
WINDSOR, ON

DRAWING
ELEVATIONS

CLIENT
REIGNS 740 INC.

SCALE NTS.
DRAWING NO. A-3.0

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+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

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